

ASSIGNMENT SALE

Stak36 Condos Mississauga



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SAM McDADI
REAL ESTATE BROKERAGE



*Images are for illustrative purposes only. Photos of actual unit not yet available.

WELCOME

- Closing/Occupancy: Jan 1, 2026
- Area in sq ft: 872
- Builder name: The Daniels Corporation

Condominiums At Square One District By Daniels & Oxford Is A Premier Residential Development Situated In The Heart Of Mississauga City Centre, Offering A Brand-New The Palette Model Two-Bedroom Plus Den, Two-Bathroom Suite With 872 Square Feet Of Interior Space And A 47 Sq Ft Balcony. This Spectacular Building Features A Sophisticated Design, Superior Resident Amenities, And Prime Location With Easy Access To Mississauga Transit, GO Transit, And Highways 403, 401, And 407. The Suite Boasts Approximately 9 Ft. Ceiling Heights, Laminate Flooring, Custom-Designed Kitchen Cabinetry With Quartz Countertops, European-Style Appliances, And Custom-Designed Bathroom Vanities With Integrated Basins. Additional Features Include A Fitness Center, Co-Working Zone, Community Gardening Plots, Lounge With Outdoor Terrace, Dining Studio, And Indoor And Outdoor Kids' Zones, Making This Condominium An Ideal Choice For Those Seeking Luxury And Convenience.



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Amenities



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Area



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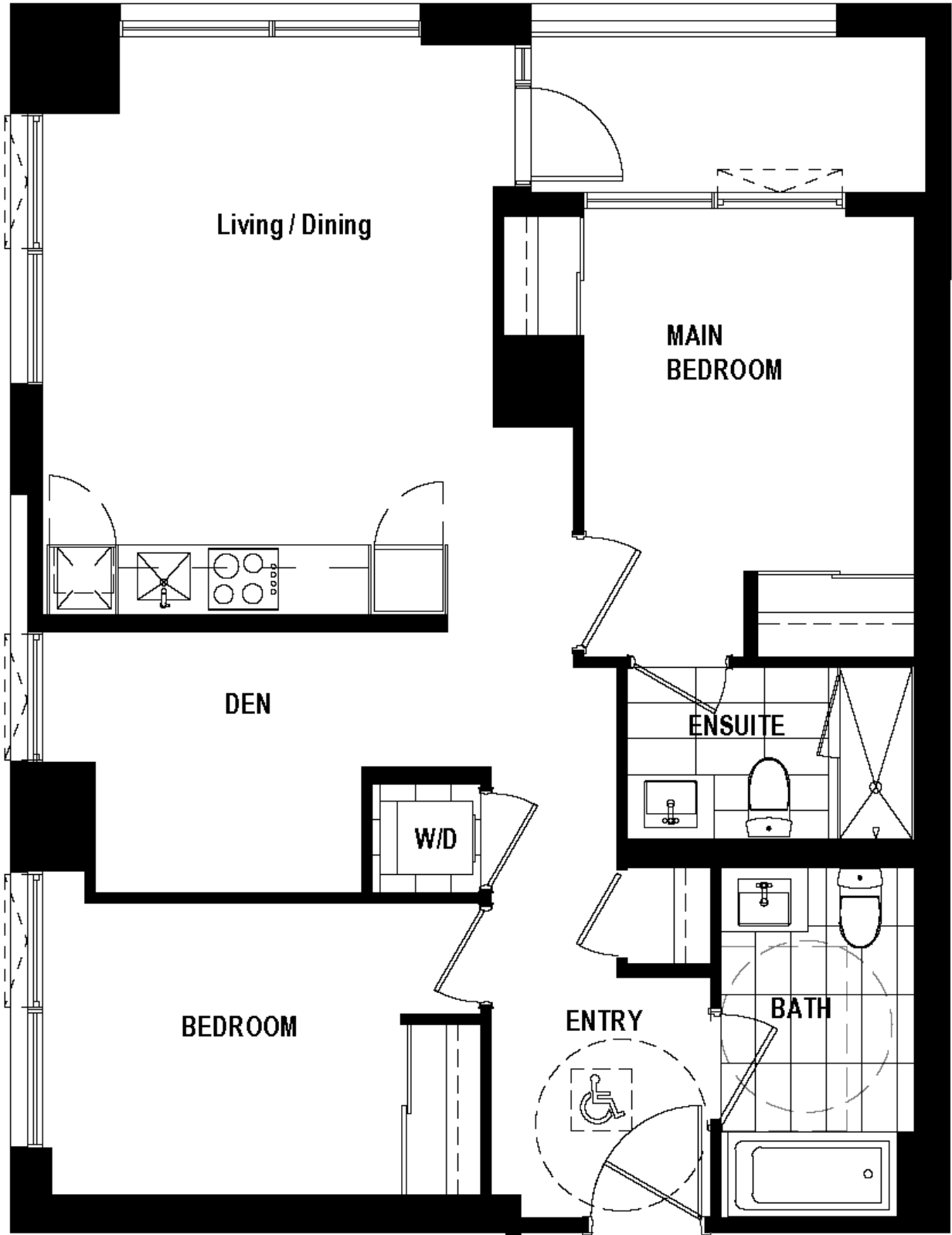
SITE PLAN



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FLOOR PLAN

2+1 bedroom
2 bathroom
Interior 872 sq ft + Balcony 47 sq ft
1 parking & 1 locker



FEATURES & FINISHES

SPECTACULAR BUILDING FEATURES

- 1. This striking tower not only offers sophisticated design and craftsmanship, but also superior resident amenities with something for all to enjoy.
- 2. An impressive statement-worthy Lobby with sophisticated furnishings and a 24-hour concierge to welcome residents and guests.
- 3. Designed for urban living, the best-in-class amenities include a fitness center with a half-court gymnasium and climbing wall, co-working zone with spaces for group brainstorming or private phone calls, community gardening plots with garden prep studio, lounge with connecting outdoor terrace, dining studio with catering kitchen, as well as indoor and outdoor kids’ zones complete with craft studio, homework space, activity zones, and toddler area.
- 4. Condominiums at Square One District offer the ultimate in convenience with easy access to Mississauga Transit, GO Transit, Highways 403, 401, and 407.

SUITE FEATURES

- 5. Approximately 9 ft. ceiling heights in principal rooms, defined as Living Rooms and Dining Rooms. Where bulkheads or dropped ceilings are required, the height of the ceiling will be less than 9 ft. All measurements are calculated from the finished concrete slab floor to the underside of the concrete slab or finished ceiling above.
- 6. Entry door to be pre-finished, with custom surround.
- 7. Contemporary 4” baseboards in all areas except bathroom(s) and Laundry Room, which have a tile baseboard.
- 8. Contemporary 2” casings throughout.

- 9. Flat panel interior doors with satin chrome lever hardware.
- 10. Framed closet doors in the Foyer and Bedroom(s), as per plan.
- 11. Internal Bedroom(s) to have glass partition and/or glass sliding door, as per plan.
- 12. Suite walls primed and painted in latex flat finish off-white paint; Bathroom(s) and Laundry/Storage to be painted in latex off-white paint. Latex semi-gloss off-white paint on the trim. All paint is low VOC.
- 13. Smooth, painted ceilings in all areas.
- 14. Poured concrete finish to all Balconies; Terraces to receive concrete pavers; painted underside to all Balconies.
- 15. Sixth floor Terrace suites to receive hose bib.

FLOORING FEATURES

- 16. Laminate flooring throughout, except for Bathroom(s) and Laundry/Storage areas, as per plan.
- 17. Porcelain floor tile in Bathroom(s), as per plan.
- 18. Ceramic floor tile in Laundry/Storage areas, as per plan.

KITCHEN FEATURES

- 19. Custom-designed contemporary Kitchen cabinetry, with integrated under-cabinet valance lighting and soft-close hardware.
- 20. Quartz countertop with single bowl stainless steel, under-mount sink.
- 21. Matching Kitchen island or peninsula with quartz countertop and dining accommodations, as per plan.
- 22. Single-lever Kitchen faucet with a pull-out head for ease of use.
- 23. Contemporary tile backsplash.

- 24. All Suites to receive European-style Kitchen appliances, including stainless steel 24” refrigerator with bottom mount freezer, 24” paneled dishwasher, 24” built-in electric cooktop and wall oven, hood fan vented to exterior, and microwave in island or peninsula. Suites without an island to receive built-in microwave with a trim kit in lieu of microwave in island or peninsula.

BATHROOM FEATURES

- 25. Low-consumption toilets.
- 26. Custom-designed Bathroom vanity and countertop with integrated basin. Bathrooms to receive frameless mirrors.
- 27. All Bathrooms to have light sconce above frameless vanity mirror. Pot light within the tub/shower.
- 28. Contemporary single-lever chrome faucet on vanity, and chrome plumbing fixtures in shower or bathtub.
- 29. Acrylic deep soaker tub and wall tile surround up to the ceiling, as per plan.
- 30. Clear tempered glass shower stalls, with preformed base and full-height wall tile surround, as per plan.
- 31. Chrome Bathroom accessories, including towel bar or ring, toilet paper holder, and shower rod.

LAUNDRY ROOM FEATURES

- 32. Stacked, front-loading washer and dryer, vented to the exterior.

ELECTRICAL FEATURES

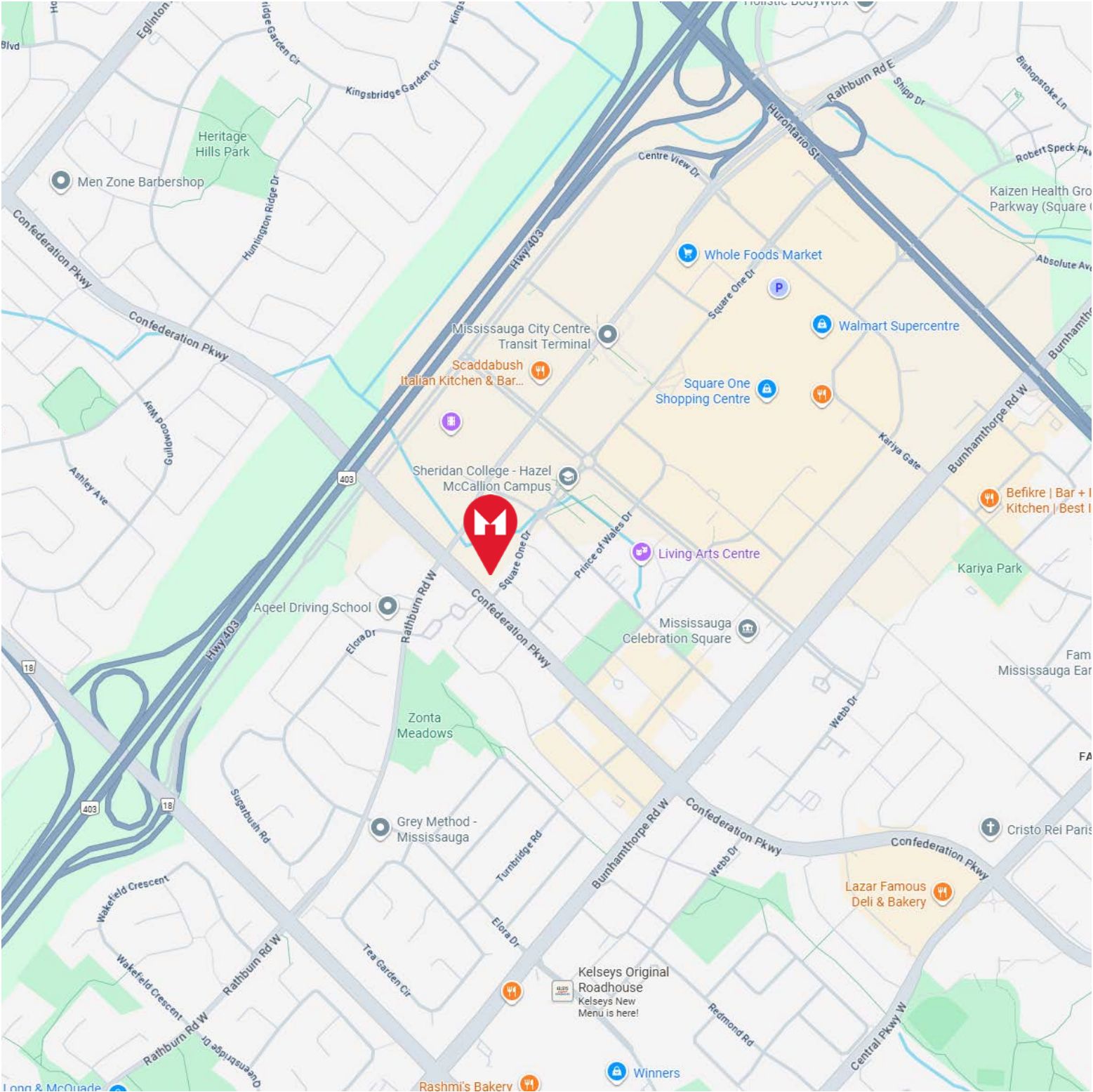
- 33. Suite hydro individually metered.
- 34. Individual service panel with circuit breakers.
- 35. Pre-wired outlets for television, telephone, and/or internet connections in Living Room, Bedroom(s), and Den, as per plan.
- 36. Energy-efficient ceiling light fixtures provided in Foyer, Bedroom(s), and Den, as per plan.

- 37. Contemporary track light fixture in kitchen, as per plan.
- 38. Capped ceiling outlet in Living Room/Dining Room, and above Kitchen island or peninsula, as per plan.
- 39. All appliances are connected and ready to use.
- 40. White decora-style switches and receptacles throughout.
- 41. Sixth floor Terrace suites to receive exterior light fixture, as per plan.

ADVANCED SECURITY

- 42. Cameras at all visitor entrances, allowing for in-suite viewing through cable television (as per applicable television provider).
- 43. Enter-phones to facilitate visitor access to Tower Lobby.
- 44. Resident key fob access to Amenity Areas and Residential Common Areas.
- 45. Convenient underground parking with cameras at pre-selected locations, along with two-way voice communication to concierge or monitoring station.
- 46. Suite entry door to have rough-in for keypad and door contact for intrusion alarm system.

*This feature sheet is for reference only and may contain errors. Specifications are subject to change without notice. Buyers and agents must verify all information independently. The seller, listing agent and brokerage are not liable for any inaccuracies or omissions. E. & O.E.



Schools

Corpus Christi Separate School 4155 Elora Dr, Mississauga	Fairview Public School 3590 Joan Dr, Mississauga	Sheridan College 4180 Duke of York Blvd, Mississauga
Father Michael Goetz Secondary School 330 Central Parkway W, Mississauga	Elm Drive Public School 3492 Kariya Dr, Mississauga	University of Toronto 3359 Mississauga Rd, Mississauga

Amenities

Scotiabank 3912 Confederation Pkwy, Mississauga	Mississauga Celebration Square 300 City Centre Dr, Mississauga	Square One Shopping Centre 100 City Centre Dr, Mississauga
RBC Royal Bank 4056 Confederation Pkwy, Mississauga	YMCA 325 Burnhamthorpe Rd W, Mississauga	Cineplex Cinemas 309 Rathburn Rd W, Mississauga
Walmart Supercentre 100 City Centre Dr, Mississauga	Living Arts Centre 4141 Living Arts Dr, Mississauga	Cooksville GO 3210 Hurontario St, Mississauga
NOFRILLS 325 Central Pkwy W, Mississauga	Mississauga Hospital 100 Queensway W, Mississauga	Community Common Park 355 Princess Royal Dr, Mississauga
Scaddabush Italian Kitchen & Bar 209 Rathburn Rd W, Mississauga	Credit Valley Golf and Country Club 2500 Old Carriage Rd, Mississauga	Kariya Park 3620 Kariya Dr, Mississauga

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Team McDadi is a proud supporter of numerous charitable organizations, sports programs and community events

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- ▶ Clarkson Halloween in the Village
- ▶ Erindale Little League Tennis Canada
- ▶ Family Jingle and Mingle
- ▶ Heartland Dragons Minor Hockey Association
- ▶ Hoops for Her
- ▶ Mississauga Girls Hockey League
- ▶ Mississauga Santa Claus Parade
- ▶ Port Credit Buskerfest
- ▶ Princess Margaret Hospital Association
- ▶ Port Credit Skating Club
- ▶ Sick Kids
- ▶ Rouge Valley Health System Foundation and Club
- ▶ The Art of Giving
- ▶ Schizophrenia Society of Ontario
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- ▶ The Compass Food Bank
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- ▶ The Mississauga Tigers



Sam McDadi Real Estate Brokerage **is proud to donate a portion of each sale to the**

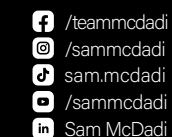


In 2018, Team McDadi donated \$250,000 to Trillium Health Partners Foundation.
In 2020, we increased our pledge to donate \$1,000,000.



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Sam McDadi BSc., M.B.A. Sales Representative.



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Toronto 3311 Yonge St	416 544 1500
Burlington 3-4130 Fairview Street	905 333 1100
Hamilton 110-442 Millen Rd	905 664 5100