

599 MERMAID CRESCENT, Mississauga, Ontario L5G 1H9

Client Full
Active / Residential

599 MERMAID CRESCENT Mississauga



Peel/Mississauga/Lakeview

3 Storey/Row/Townhouse

	Beds	Baths	Kitch
Lower		1	
Main		1	1
Second	3	2	

Beds (AG+BG): **3 (3 + 0)**
Baths (F+H): **4 (2 + 2)**
SF Fin Total: **1,905**
AG Fin SF Range: **1501 to 2000**
AG Fin SF: **1,905/Assessor**
DOM: **1**
Common Interest: **Freehold/None**
Tax Amt/Yr: **\$4,187.00/2023**
Addl Monthly Fees: **\$129.00**

Remarks/Directions

Public Rmks: **Rarely available, in the private enclave of Lakeview's Lakeshore Village, this Executive Townhouse is not to be missed! With over 2100 sq ft of living space, and upgrades throughout, this home offers 9' ceilings on the main and ground levels, an open concept main floor, with large dining room, kitchen with granite counters, stainless steel appliance suite, island and breakfast bar, 2-piece bathroom, and large light-filled living room over looking the private community park. Upstairs, the primary bedroom has an ensuite with glass enclosed custom shower, and walk-in closet; and two additional bedrooms and a second full bath. The ground level, features a bright and airy family room with walk out to the patio, garage entrance and 2-piece bath. A finished Exercise Room and laundry complete the lower level. This private community is steps to countless amenities, GO and Transit, highways, trails, Lake Ontario and minutes to Port Credit, Toronto, and Mississauga City Centre. This is a POTL. There is a Private Road fee of \$129.00 per month.**

Directions: **Lakeshore Rd E & Lagoon St.**

Common Elements

Common Element Additional Fee: **129.00**

Pets Allowed:

Condo Corp #: **1001**

Exterior

Construct. Material:	Solid Brick, Stone, Stucco (Plaster)	Roof:	Asphalt Shingle
Shingles Replaced:		Prop Attached:	Attached
Year/Desc/Source:	//	Apx Age:	6-15 Years
Garage & Parking:	Attached Garage//Front Yard Parking		
Parking Spaces:	2	Garage Spaces:	1.0
Water Source:	Municipal	Sewer:	Sewer (Municipal)
Lot Size Area/Units:	/	Acres Rent:	
Lot Front (Ft):	16.00	Lot Shape:	
Location:	Urban	Land Lse Fee:	
Area Influences:	Playground Nearby, Public Transit, Shopping Nearby	Fronting On:	South
Topography:			

Interior

Interior Feat:	Central Vacuum, Sauna, Water Heater		
Basement:	Partial Basement	Basement Fin:	Partially Finished
Laundry Feat:	In Basement		
Cooling:	Central Air		
Heating:	Forced Air, Gas		
Inclusions:	Central Vac, Dishwasher, Dryer, Garage Door Opener, Refrigerator, Stove, Washer, Other		
Add Inclusions:	Infrared Sauna in basement, gym flooring, all electrical fixtures where installed, custom blackout blinds in bedrooms, custom window coverings throughout.		
Exclusions:	All exercise equipment, Ring doorbell, all TV mounts.		

Property Information

Common Elem Fee:	Yes	Local Improvements Fee:	
Legal Desc:	PT BLK 18 PL 43M2003 BEING PTS 111 & 221 43R36960.	Survey:	None/
Zoning:	RM6-16	Hold Over Days:	
Assess Val/Year:	\$475,000/2024	Occupant Type:	Owner
PIN:	134730377		
ROLL:	210501000217544	Deposit:	5%
Possession/Date:	90+ Days/		

Brokerage Information

List Date: **03/04/2024**
List Brokerage: **Sotheby's International Realty Canada, Brokerage**

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Source Board: The Oakville, Milton and District Real Estate Board
Prepared By: Daniella Quattrocchi, Broker
Date Prepared: 03/05/2024

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