

WELCOME HOME

TAXES: TBA POSSESSION: Flexible

ADDITIONAL FEATURES

OTHER FEATURES

- 400 Square Foot Wraparound Balcony
- 2 Parking Spaces with 1 EV Charger
- 24 Hour Concierae
- Outdoor Saltwater Pool with Shallow Deck
- Outdoor Patio
- BB0s Permitted

windows and inspiring views, ideal for remote work or a quiet reading space and a powder room. Upstairs, the primary bedroom features a 4-pc ensuite, walk-in closet & balcony access. The 2nd bedroom also offers balcony access and expansive windows, and 3-pc bathroom. An upper-level laundry area adds functionality & ease. The home is finished with 9 smooth ceilings in principal rooms & wide plank high-performance laminate wood flooring, combining comfort, style and function. Residents enjoy world-class amenities including a 24-hr concierge, hotelstyle lobby, state-of-the-art fitness center, outdoor pool with shallow deck, party rooms, sports bar, cozy lounge areas with fireplaces, indoor/outdoor childrens playgrounds & splash pad, saunas, seasonal outdoor skating rink, rooftop terrace with BBQs & dining area and a multi-purpose games room with private chefs kitchen & dining space. Extras include 2 parking spaces located on the P1 level and 1 storage locker, Parking & amenities are included in the maintenance fee. This residence is just steps from Square One Shopping Centre, fine dining, entertainment, public transit, Sheridan College & University of Toronto Mississauga campus, with easy access to major highways. Rare opportunity to own a true luxury penthouse in one of Mississauga's most sought-after communities.

- **Multiple Party Rooms**
- Sports Bar
- Lounge Areas with Fireplaces
- Dining Room
- **Guest Suites**
- Indoor/Outdoor Children's Playgrounds and Snlash Pad
- State-of-the-Art Fitness Center with Cardio.
- Weights, Spinning & Yoga

featuring 2+1 bedrooms, 2.5 bathrooms & 2 parking spaces designed for elevated urban living. The bright &

spacious living/dining area is seamlessly connected to a modern open-concept kitchen, perfect for entertaining.

Floor-to-ceiling windows flood the space with natural light and a walkout leads to one of two expansive balconies

with stunning views of Lake Ontario and the city skyline. Enjoy a total of 400 sq ft of private outdoor space across 2 wraparound balconies, one on each level. The main floor also includes a versatile office/den with expansive

- Seasonal Outdoor Skating Rink
- Rooftop Terrace with BBOs & Dining Area
- Multi-Purpose Games Room with Private Chef's Kitchen/Dining Space
- On-Site Laundry

ROOM DETAILS

MAIN LEVEL

FOYER

- Laminate Flooring
- Oversized Coat Closet

POWDER ROOM

- 2 Piece
- Ceramic Tile Flooring

LIVING ROOM

- Laminate Flooring
- Wall to Wall Windows
- Open Concept
- Walkout to Wraparound Balcony
- Window Blinds

DINING ROOM

- Laminate Flooring
- Open Concept

DEN

- Laminate Flooring
- High Ceilings

KITCHEN

- Laminate Flooring
- **Light Dual Tone Cabinetry**
- Quartz Countertop
- Cabinet Faced Refrigerator
- **GE Cabinet Faced Dishwasher**
- GE Stainless Steel Stove
- GE Stainless Steel Microwave
- Ouartz Backsplash
- **Under Cabinet Lighting**

UPPER LEVEL

PRIMARY BEDROOM

- Laminate Flooring
- Walk-In Closet
- Walkout to Wraparound Balcony
- Ensuite

ENSUITE

- 4 Piece
- Ceramic Tile Flooring
- Quartz Countertop
- Window Blinds

BEDROOM

- Laminate Flooring
- Walkout to Wraparound Balcony

BATHROOM

- 3 Piece
- Ceramic Tile Flooring
- Pot Liahtina
- Walk-In Glass Door

LAUNDRY

• Front Load Washer & Dryer





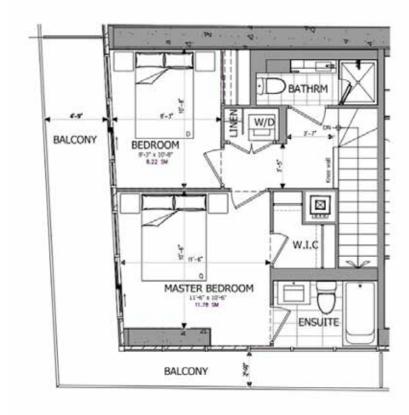




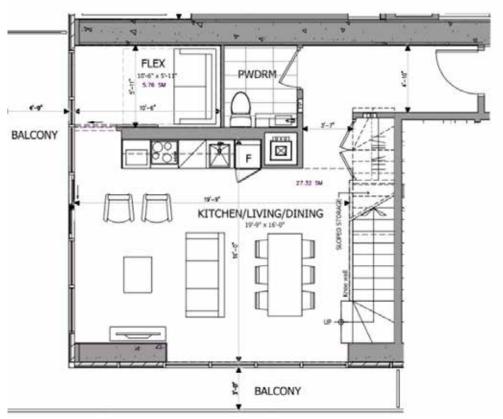


FLOOR PLAN

UPPER LEVEL



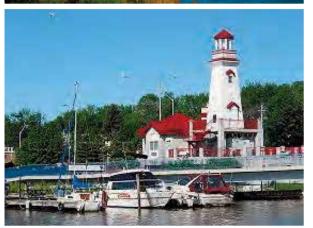
LOWER LEVEL



* Floor plans may not be exactly as shown











THE CITY OF MISSISSAUGA

Formed in 1974, Mississauga is now recognized as Canada's 6th largest and fastest growing major city with a population in 2017 of 761,000 residents representing cultures from around the world.

Mississauga Is Canada's Gateway

- Home to Toronto Pearson International, Canada's largest and busiest airport servicing over 44 million passengers on more than 75 airlines with non-stop service to 180 destinations in 60 countries around the globe.
- ✓ Mississauga is also within a day's drive of North America's richest markets with access to 164 million consumers.

Mississauga Is Safe

Recognized as the safest city in Canada 8 years in a row.

Mississauga offers family-oriented sports, leisure & arts facilities with 11 community centres and a vibrant downtown city centre with major retail, office, entertainment and condo living.

Mississauga Is A Corporate Capital

With close to 55,000 registered businesses employing more than 425,000, Mississauga is home to 61 Fortune 500 Canadian or major divisional head offices and 50 Fortune Global 500 Canadian headquarters.

Mississauga Is Green

✓ We have more than 480 parks & 23 major trail systems including part of a 485 mile (780 km) waterfront trail running from Niagara-on-the-Lake to the Quebec border.



TOP 1 % NATIONALLY







BLAIR MACKEY

PETER MCCORMICK SHARIS GRIGORIAN

BROKER

SALES REPRESENTATIVE

SALES REPRESENTATIVE





905.845.4267 326 Lakeshore Road East Oakville Ontario L6J 1J6 BLAIR@BLAIRANDPETER.CA
PETER@BLAIRANDPETER.CA
SHARIS@BLAIRANDPETER.CA