

	2062 Excalibur Way Mississauga Ontario L5A2N6 Mississauga Cooksville Peel 473-42-P SPIS: N Taxes: \$0.00 / 2018 DOM: 0		List: \$775,000 For: Sale
	Att/Row/Twnhouse 3-Storey Lot: 0 x 0 Feet Irreg: Dir/Cross St: North Service Rd/Cliff Rd	Front On: W Acre:	Rms: 8 + 1 Bedrooms: 3 Washrooms: 3 1x2xGround, 2x4xUpper

MLS#: W4063949 Contract Date: 3/12/2018 Possession: 30-60 Days PIN#:

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: Apx Age: 0-5 Apx Sqft: 1500-2000 Assessment: POTL: Y POTL Mo Fee: \$165.32 Elevator/Lift: Laundry Lev: Lower Phys Hdcap-Eqp:	Exterior: Brick / Stone Drive: Private Gar/Gar Spcs: Attached / 1.0 Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat:	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: N Oth Struct:
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#	Room	Level	Length (m)	Width (m)	Description
1	Living	Main	3.78	x 6.83	Hardwood Floor Combined W/Dining Window
2	Dining	Main	3.78	x 6.83	Hardwood Floor Combined W/Living Open Concept
3	Kitchen	Main	2.41	x 3.43	Ceramic Floor Eat-In Kitchen B/I Appliances
4	Breakfast	Main	2.34	x 3.43	Ceramic Floor Combined W/Kitchen W/O To Deck
5	Master	Upper	3.12	x 3.96	Broadloom 4 Pc Ensuite Closet
6	2nd Br	Upper	2.44	x 3.15	Broadloom Closet Window
7	3rd Br	Upper	2.21	x 3.07	Broadloom Closet Window
8	Media/Ent	Ground	4.75	x 2.90	Broadloom Window W/O To Yard
9	Rec	Lower	4.75	x 2.90	Broadloom Window

Client Remks: Welcome To 2062 Excalibur Way! Premium End Unit, Stylish 3 Bedroom, 3 Storey Townhouse Built By Empire Communities. Located In Desirable Cooksville. Very Bright & Spacious W/1,855 Sq Ft Of Living Space. Equipped With Engineered Hardwood Flrs, Master Brd W/4Pc Ensuite Washroom & Juliette Balcony. Modern Kitchen W/Granite Countertops, Ceramic Backsplash, Island W/Breakfast Bar, S/S Appliances & Walk-Out To Deck. Finished Bsmt W/Family Rm & 2 Pc Bath.

Extras: All Elfs, All Window Blinds, Fridge, Stove, Microwave, Dishwasher, W&D, Extra Ftrs: Cold Rm (Cantina) & Natural Gas Bbq Hook-Up On Balcony. Close To Qew, Trillium Hospital, Sherway Gardens And Much More! Access Garage From Ground Floor.

Listing Contracted With: RE/MAX WEST REALTY INC., BROKERAGE Ph: 416-769-1616