

	<p><b>796 CLARKSON Rd S</b> <span style="float: right;">List: <b>\$1,499,999</b> For: <b>Sale</b></span></p> <p><b>Mississauga Ontario L5J2V3</b></p> <p>Mississauga Clarkson Peel 478-35-S</p> <p>Taxes: \$6,114.78 / 2020 <span style="float: right;">SPIS: Y</span> <span style="float: right;">Last Status: <b>New</b></span></p> <p>Part Lot 29 Concession 3 Sds <span style="float: right;">DOM: 0</span></p>
	<p>Detached <span style="float: right;">84.12 x 87.78 Feet Irreg:</span> <span style="float: right;">Rms: 7</span></p> <p>Link: N <span style="float: right;">Front On: W</span> <span style="float: right;">Bedrooms: 3</span></p> <p>Bungalow <span style="float: right;">Acre:</span> <span style="float: right;">Washrooms: 3</span></p> <p style="text-align: right;">1x4xGround, 1x3xGround, 1x3xBsmt</p> <p><b>Dir/Cross St:</b> Clarkson Rd South/Lakeshore Rd</p>

MLS#: W4820601	Sellers: Michael Mitchell & Richard Bowring	Contact After Exp: N
Holdover: 90	Possession Date: 7/31/2020	Possession Remarks: Immediate
PIN#:	ARN#:	Occup: Vacant

<p><b>Kitchens:</b> 1</p> <p><b>Fam Rm:</b> Y</p> <p><b>Basement:</b> Unfinished</p> <p><b>Fireplace/Stv:</b> Y</p> <p><b>Heat:</b> Forced Air / Gas</p> <p><b>A/C:</b> Central Air</p> <p><b>Central Vac:</b> N</p> <p><b>Apx Age:</b> 51-99</p> <p><b>Apx Sqft:</b> 2500-3000</p> <p><b>Assessment:</b></p> <p><b>POTL:</b></p> <p><b>Elevator/Lift:</b> N</p> <p><b>Laundry Lev:</b> Main</p> <p><b>Phys Hdcp-Eqp:</b></p>	<p><b>Exterior:</b> Alum Siding / Brick</p> <p><b>Drive:</b> Pvt Double</p> <p><b>Gar/Gar Pk Spcs:</b> None / 0</p> <p><b>Drive Pk Spcs:</b> 4</p> <p><b>Tot Pk Spcs:</b> 4</p> <p><b>UFFI:</b> No</p> <p><b>Pool:</b> None</p> <p><b>Energy Cert:</b> Y</p> <p><b>Cert Level:</b></p> <p><b>GreenPIS:</b></p> <p><b>Prop Feat:</b> Fenced Yard, Grnbelt/Conserv, Public Transit, School, School Bus Route, Wooded/Treed</p>	<p><b>Zoning:</b></p> <p><b>Cable TV:</b></p> <p><b>Hydro:</b></p> <p><b>Gas:</b></p> <p><b>Phone:</b></p> <p><b>Water:</b> Municipal</p> <p><b>Water Supply:</b></p> <p><b>Sewer:</b> Sewers</p> <p><b>Spec Desig:</b> Unknown</p> <p><b>Farm/Agr:</b></p> <p><b>Waterfront:</b></p> <p><b>Retirement:</b></p> <p><b>Oth Struct:</b> Garden Shed</p>
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Dining	Main	17.71	x 12.79	Fireplace	Hardwood Floor	Bay Window
2	Kitchen	Main	16.40	x 9.94	B/I Appliances	Hardwood Floor	Granite Counter
3	Breakfast	Main	10.07	x 9.18	Centre Island	Hardwood Floor	Granite Counter
4	Great Rm	Main	20.66	x 17.38	Vaulted Ceiling	Hardwood Floor	Fireplace
5	Master	Main	16.07	x 13.71	3 Pc Ensuite	W/O to Garden	Pot Lights
6	2nd Br	Main	13.55	x 13.55	W/O To Deck	Hardwood Floor	Closet
7	3rd Br	Main	15.74	x 13.84	Casement Windows	Hardwood Floor	Double Closet
8	Bathroom	Main	9.25	x 10.43	4 Pc Bath	Sunken Bath	Window
9	Bathroom	Main	5.58	x 5.84	3 Pc Ensuite	Skylight	

**Client Remks:** Executive bungalow in the Rattray Marsh Conservation Area: large entertaining spaces, chef's kitchen, generous dining room w/ wood-burning fireplace, 2 private patios, vaulted great room w/ wood-burning fireplace, beams & skylights. Walkout from 2 of the 3 spacious bedrooms to the serene north garden w/ water feature & large hot tub. Eco-friendly driveway & rooftop solar panels. Just minutes to GO Station, highly rated schools, and shopping.

**Extras:** Built-in oven & convection microwave, custom finished Jenair fridge, GE monogram gas cooktop. Included: 6-person hot tub, HE washer/dryer, income-generating rooftop solar panels, garden shed

**Brkage Remks:** Easy Showing! Offers gratefully reviewed on Tues. July 14 at 6:30pm. Seller reserves the right to review pre-emptive offers. 5% deposit and 30 Day Closing recommended w/ offers. Home Inspection Available On Request (email rocky@rddhome.ca) Thanks for showing!

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 77 Megan Crescent Barrie L4N6E4  
 ROCKY BADHWAR, Salesperson 647-999-4867

<b>Contract Date:</b> 7/07/2020	<b>Condition:</b>	<b>Ad:</b> Y
<b>Expiry Date:</b> 10/07/2020	<b>Cond Expiry:</b>	<b>Escape:</b>
<b>Last Update:</b> 7/07/2020	<b>CB Comm:</b> 2.5% + HST	<b>Original:</b> \$1,499,999