

	<b>3455 Autumnleaf Cres</b> <b>Mississauga Ontario L5L1K6</b> Mississauga Erin Mills Peel 472-33-L Taxes: \$3,770.79 / 2019 PI 961 Pt Lt363 Rp 43R1490 Pts 12,36	List: <b>\$794,900</b> For: <b>Sale</b>  SPIS: N Last Status: <b>New</b> DOM: 9
	Semi-Detached 29.99 x 125 Feet Irreg: 2-Storey Front On: W Acre: < .50	Rms: 7 Bedrooms: 4 Washrooms: 2 1x4xUpper, 1x2xMain
Dir/Cross St: Glen Erin/Burnhamthorpe		

MLS#: W4739903 Sellers: Catherine Graham Contact After Exp: N  
 Holdover: 120 Possession Date: 6/05/2020 Possession Remarks: Early/Mid June Occup: Owner  
 PIN#: ARN#: 05060156602

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> Finished <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Gas <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>Apx Age:</b> 31-50 <b>Apx Sqft:</b> 1500-2000 <b>Assessment:</b> <b>POTL:</b> <b>Elevator/Lift:</b> N <b>Laundry Lev:</b> Lower <b>Phys Hdcp-Eqp:</b> N	<b>Exterior:</b> Alum Siding / Brick <b>Drive:</b> Private <b>Gar/Gar Pk Spcs:</b> Attached / 1.0 <b>Drive Pk Spcs:</b> 4 <b>Tot Pk Spcs:</b> 5.0 <b>UFFI:</b> No <b>Pool:</b> None <b>Energy Cert:</b> N <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Fenced Yard, Hospital, Park, Place Of Worship, Public Transit, Rec Centre	<b>Zoning:</b> Residential <b>Cable TV:</b> <b>Hydro:</b> <b>Gas:</b> <b>Phone:</b> <b>Water:</b> Municipal <b>Water Supply:</b> <b>Sewer:</b> Sewers <b>Spec Desig:</b> Unknown <b>Farm/Agr:</b> <b>Waterfront:</b> <b>Retirement:</b> N <b>Oth Struct:</b> Garden Shed
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	17.61	x 7.64	Ceramic Floor Ceramic Back Splash Pot Lights
2	Dining	Main	12.50	x 10.79	Laminate W/O To Deck Combined W/Living
3	Br	2nd	11.22	x 10.14	Laminate Window Closet
4	2nd Br	2nd	10.36	x 9.71	Laminate Window Closet
5	3rd Br	2nd	12.50	x 10.79	Laminate Window Closet
6	Master	2nd	13.22	x 12.50	Laminate Window Crown Moulding
7	Living	Main	13.22	x 12.50	Laminate Crown Moulding Combined W/Dining
8	Rec	Bsmt	23.26	x 18.76	Laminate

**Client Remks:** See Virtual Tour\*\*\*Welcome To This Upgraded Semi-Detached 4Bdrm Home Featuring Crown Mldgs, Pot Lights, Patterned Concrete Rear Patio, Driveway And Front Entry, Glass/Iron Designer Front Door, Stainless Steel Kitchen Appliance With Modern Cabinets And Backsplash. Side Entrance (Currently Used As Pantry), Garden Shed And Finished Basement. Please Contact A Realtor To Book Your Showing. Covid-19 Showing Rules Apply - No Exception.

**Extras:** No Sign On Property. Lockbox. Showing Waiver Must Be Signed Prior To Access. Limited To Agent + 2 Persons. Incl: Fr,St,B/I D/W, Washer/Dryer, Garden Shed, Gdo, Lights, Window Coverings. Showing Are Limited To 1 Agent Per Booked Time.

**Brkage Remks:** Water Tank Is Rented. Side Door Is Currently Closed Off And Used As A Pantry. Closing For Early/Mid June. 48 Hr Irrevocable. All Offers To Be Emailed To Paul@Movewithpaul.Com Please See Covid-19 Attachments. All Dimensions Are Approx As Per The Matterport Tour Floorplan

IPRO REALTY LTD., BROKERAGE Ph: 905-507-4776 Fax: 905-507-4779  
 30 Eglinton Ave W. #c12 Mississauga L5R3E7  
 PAUL CUTAJAR, Salesperson 905-399-7285  
**Contract Date:** 4/08/2020 **Condition:** **Ad:** Y  
**Expiry Date:** 7/08/2020 **Cond Expiry:** **Escape:**  
**Last Update:** 4/11/2020 **CB Comm:** 2.5% **Original:** \$794,900