

	3196 Magwood Rd		List: \$1,599,000 For: Sale
	Mississauga Ontario L5L5K7		
Mississauga Erin Mills Peel 471-32-M			
Taxes: \$6,183.58 / 2021		SPIS: N	Last Status: New
Plan M742 Lot 282		DOM: 0	
Detached	Front On: S	Rms: 9	
Link: N	Acre: 40.03 x 132.55 Feet	Bedrooms: 4 + 1	
2-Storey		Washrooms: 4	
Irreg:		1x2xMain, 1x4xUpper, 1x4xUpper, 1x3xLower	
Dir/Cross St: Colonial & Laird			

MLS#: W5548565	Sellers: Kateryna Galts	Contact After Exp: N
Holdover: 0	Possession Remarks: 60 Days/Tba	Occup: Owner
PIN#:	ARN#:	

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: Y	Drive: Pvt Double	Cable TV:
Basement: Finished	Gar/Gar Pk Spcs: Attached / 2.0	Hydro:
Fireplace/Stv: Y	Drive Pk Spcs: 4	Gas:
Heat: Forced Air / Gas	Tot Pk Spcs: 6.0	Phone:
A/C: Central Air	UFFI:	Water: Municipal
Central Vac: Y	Pool: Inground	Water Supply:
Apx Age:	Energy Cert:	Sewer: Sewers
Apx Sqft: 2000-2500	Cert Level:	Spec Desig: Unknown
Assessment:	GreenPIS:	Farm/Agr:
POTL:	Prop Feat:	Waterfront:
Elevator/Lift:		Retirement:
Laundry Lev:		Oth Struct:
Phys Hdcp-Eqp:		

#	Room	Level	Length (m)	Width (m)	Description		
1	Living	Main	4.95	x 2.92	Hardwood Floor	Pot Lights	Crown Moulding
2	Dining	Main	4.20	x 2.90	Hardwood Floor	Window	Crown Moulding
3	Kitchen	Main	5.25	x 3.10	Modern Kitchen	Breakfast Bar	W/O To Pool
4	Den	Main	3.30	x 3.20	Hardwood Floor	Window	
5	Family	Main	4.90	x 3.10	Hardwood Floor	Fireplace	Crown Moulding
6	Prim Bdrm	2nd	6.05	x 4.30	Hardwood Floor	His/Hers Closets	4 Pc Bath
7	Br	2nd	3.30	x 3.20	Hardwood Floor	Double Closet	
8	Br	2nd	3.23	x 3.20	Hardwood Floor	Closet	
9	Br	2nd	3.04	x 3.00	Hardwood Floor	Closet	
10	Rec	Lower	8.00	x 4.80	Laminate	Pot Lights	Wet Bar
11	Exercise	Lower	2.65	x 4.30	Laminate	Pot Lights	
12	Play	Lower	3.75	x 2.45	Laminate	Pot Lights	

Client Remks: Fabulous West Erin Mills Home On 132Ft Lot W/Inground Pool! Feat Modern Contemporary Kit W/Miele Appliances, Quartz C/Tops, Breakfast Bar & Bianco Ceramic Tile, Elegant Dining Rm O/Looking Sunken Liv Area. Fam Rm W/Corner Fireplace, Rare Main Flr Den. Enjoy & Entertain By The Pool! Sun All Day! Cabana W/Waterfall Into Pool! Spacious Bsmt Rec Rm W/Wet Bar & Sep Exercise Rm, Play Area & 3 Piece Bath. Large Primary Bdrm W/Sitting Area & 4 Piece Ensuite.

Extras: Crown Mouldings&Pot Lights Main Flr,Updated Staircase W/New Picket Railings,New Front & Side Walk Ways('20),Furnace('22), Roof('18),Electric Panel('15),Grg Dr('19),Pool Heater&Pump('19),Pool Liner('21),Sand Filter('18).

Brkage Remks: Includes:Miele Fridge,B/I Stove,D/W &Cook Top,Hood Fan,Washer,Dryer,B/Yard Pergola,Drapes & Blinds Elf's,Hwt Rental.Excl:Office Book Shelves,Drapes In Liv&Kids Rm,Bsmt Projector.Furnace Financed \$69.62/Month.Offers To Be Presented March 29th @5Pm,Email Offers To:Ddodic@Rogers.Com

ROYAL LEPAGE REALTY CENTRE, BROKERAGE Ph: 905-279-8300 Fax: 905-279-5344		
2150 Hurontario Street Mississauga L5B1M8		
DAVID DODIC, Salesperson 905-279-8300		
Contract Date: 3/24/2022	Condition:	Ad: N
Expiry Date: 6/28/2022	Cond Expiry:	Escape:
Last Update: 3/24/2022	CB Comm: 2.5% +Hst	Original: \$1,599,000