Property Client Full No Tabs

3539 Chartrand Cres Mississauga
Active / Residential Freehold / Detached

MLS®#: W5181371
List Price: **$990,000**
New Listing

Peel/Mississauga/Erin Mills

Tax Amt/Yr:	**$4,762.94/2021**	Transaction:	**Sale**
SPIS:	**No**	DOM	**0**
Legal Desc:	**Plan M639 Lot Pcl 96-1, Sec 43M639; Lt 96, Pl4**		
Style:	**2 Storey**	Rooms Rooms+:	**8+1**
Link:	**No**	BR BR+:	**4 (3 +1)**
Stories:	**2.0**	Baths (F+H):	**4 (3 +1)**
Lot Irreg:		SF Range:	**1500-2000**
Lot Front:	**31.99**	SF Source:	
Lot Depth:	**118.11**	Lot Acres:	
Lot Size Code:	**Feet**	Fronting On:	**S**
Dir/Cross St:	**Winston Churchill/Burnhamthorp**		

PIN #:		ARN #:	**210515001012349**
Holdover:	**120**		
Possession:	**60/90 Days**	Possession Date:	

Contact After Exp: **No**

Kitch Kitch +	**1 (1+0)**	Exterior:	**Brick Front**	Water:	**Municipal**
Fam Rm:	**Yes**	Drive:	**Pvt Double**	Sewers:	**Municipal**
Basement:	**Yes/Finished, Full**	Gar/Gar Spcs:	**Attached Garage/2.0**	Special Desig:	**Unknown**
Fireplace/Stv:	**Yes**	Drive Pk Spcs:	**2.00**		
Heat:	**Forced Air, Gas**	Tot Pk Spcs:	**4.00**		
A/C:	**Yes/Central Air**	Pool:	**None**		
Apx Age:	**31-50**				
Property Feat:	**Hospital, Library, Park, Public Transit, Rec Centre, School**				

Remarks/Directions

Client Rmks: **Very Well Kept & Updated Green Park Built Orignl Owner's Home. 1890 Sq. Ft. 3+1 Br & 3+1 Wr. Double Car Garage, Brazilian Cherry Wood On Main Flr. Premium Shaggy White Carpet In Living & Dining Rm, Granite Flr In Front Foyer & Laundry Rm, Family Rm With Electric Fireplace. 2 Full Baths On 2nd Floor, A Large Mb With A 4 Pc Ensuite & W/I Closet. Beautifully Finished Bsmnt With Large Rec. Rm, Wet Bar, 1 Br, 1 Full Wr W/ Jacuzzi, Electric Fireplace & Pot Lights.**

Extras: **New Grge Dr, New Wndws, New Roof, New Fnce, New Chimny, Renovatd Baths On 2nd Lvl-All In 2018. New Grdn Hedge, Sprinklr Systm Frnt & Bck. Incld Stve, B/I Convectn Micrwv, Frdg, Dshwshr, Frnt Lodng Wshr/ Dryr, Gdo, Shed, Gazbo & Water Softnr**

Listing Contracted With: **RE/MAX REAL ESTATE CENTRE INC., BROKERAGE 905-270-2000**

Prepared By: AMIT KALIA, Broker **Date Prepared: 04/06/2021**

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