

**Prepared by SERGE GOODIN, Principal Broker  
UNITED PROFESSIONALS REALTY INC., BROKER  
905-755-0500  
3/21/2006**



5530 Glen Erin Dr 97

\$274,500

Mississauga, Ontario L5M6E8 465-34-G

Taxes: \$2,376/2006

SPIS: 

Condo Townhouse

#Shares%: Rooms:  7+1

2-Storey

Locker#: Bedrooms:  3

Dir/Cross St: Glen Erin/Thomas

Level:  01Washrooms:  4

Corp#: PCC/586

Unit#:  97

1x2, 1x2, 1x4, 1x4

MLS#: W859340

DOM: 5

Occup: Owner

Possession: 90 Days/ Tba

PIN#: 

Contract Date: 3/17/2006

Kitchens:  1  
Fam Rm:  Y  
Basement:  Fin W/O  
Fireplace/Stv:  N  
Heat:  Gas  
 Forced Air  
CAC:  Y  
UFFI:   
Spec Desig:  Unknown  
Apx Age:   
Apx Sqft:  1500-2000  
Exposure:  E  
Assessment:

Pool:  None  
Exercise Rm:  None  
Locker:  None  
Rec Room:  N  
Sauna:  N  
Security:  None  
Squash/Racquet:  None  
Tennis:  N  
Maint:  \$141.92  
Heat Incl:  N  Hydro Incl:  N  
Water Incl:  N  Taxes Incl:  N  
Cable TV Incl:  N  CAC Incl:  N  
Bldg Insur Incl:  Y  Parking Incl:  Y  
Common Elements Incl:  Y

Balcony:  None  
Ensuite Laundry:  N  
Pets Perm:  N  
Exterior:  Brick  
Gar/Park Sp:  Built-In/1  
Park/Drive:  Surface  
Park Type:  Exclusive  
Park Spaces:  1  
Park Spot(s):   
Park Cost/Mo:   
 Public Transit

#	Room	Level	Dimensions (m)					
1	Living	Main	5.20	x	4.90	Combined W/Dining	W/O To Balcony	Broadloom
2	Kitchen	Main	2.70	x	2.60	Ceramic Floor	Modern Kitchen	Open Concept
3	Breakfast	Main	3.00	x	2.70	Ceramic Floor	Picture Window	Open Concept
4	Master	2Nd	5.20	x	3.40	4 Pc Ensuite	W/I Closet	
5	2nd Br	2Nd	2.80	x	2.50	Broadloom	Closet	
6	3rd Br	2Nd	2.60	x	2.60	Broadloom	Closet	
7	Family	Lower	5.20	x	2.60	Access To Garage	W/O To Yard	2 Pc Bath

Attention! Showing Starts March 25 Saturday From 10 Am. Open House Sat & Sun. March(25,26)12:00 To 4:00 Pm. Beautiful 7 Y. Old Unit In Exec. Complex. Move-In Condition, Spacious Townhome, Finished W/Out Basement, Low Maintenance. Convenient Access To Garage. W/O To Balcony. Nice Neighborhood, Steps To Schools, Bus, Shopping. Near Rec. Center, Go Train, Hwy 403,401,Qew. Extras: Fridge, Stove, B/I Dishwasher, Washer, Dryer. Microwave, Water Filter, Cac, All Elfs, Shalves In Bsmnt. Excluded: Purification System.

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