

**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: 1Fam Rm: YBasement: Fin W/OFireplace/Stv: NHeat: Gas

Forced Air

CAC: YUFFI: Spec Desig: UnknownApx Age: Apx Sqft: 1500-2000Exposure: EAssessment: Pool: NoneExercise Rm: NoneLocker: NoneRec Room: NSauna: NSecurity: NoneSquash/Racquet: NoneTennis: NMaint: \$141.92Heat Incl: N Hydro Incl: NWater Incl: N Taxes Incl: NCable TV Incl: N CAC Incl: NBldg Insur Incl: Y Parking Incl: YCommon Elements Incl: YBalcony: NoneEnsuite Laundry: NPets Perm: NExterior: BrickGar/Park Sp: Built-In/1Park/Drive: SurfacePark Type: ExclusivePark Spaces: 1Park 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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