

Dear Prospective Buyer:



Gordon's Downsizing & Estate Services is committed to providing you with comprehensive information on each property we offer for sale. Our staff is readily available to assist you with any questions you may have regarding the property.

Gordon's Downsizing & Estate Services provides professional real estate and downsizing solutions. We take on the task of selling our client's home and handling every last detail of their move – including moving them in and getting them settled in their new home.

Our team of real estate experts ensures our clients get top market value for their property, quickly and efficiently. Downsizing specialists take great care managing the tasks of cleaning, sorting, appraising, packing, shipping, moving and managing the sale of our client's extra assets.

Our clients move on with confidence, knowing that all the details of this important transition are taken care of smoothly, and with unconditional care.

For overwhelmed Executors of family estates, Gordon's Downsizing & Estate Services offers a complete estate settlement solution.

Please call, or visit us online at www.gogordons.com to learn more about this valuable service.

Thank you for your interest in this property.

Property Information

Welcome to Unit 1202 at 330 Mill Street South in Brampton!

The much sought after Pinnacle 3 has just completed major updates and renovations to the common areas and features a 24-hour live concierge, a tennis court, indoor pool, exercise room, games and party rooms, and an up-to-date security system to provide the residents with peace of mind.

Located in the greenbelt, this building offers access to loads of greenspace and walking trails while being ideally located near to major shopping, public transportation, and is easily commutable to downtown Toronto via easy access to highways 410 and 407.

With its concrete interior construction, this building offers extremely quiet and peaceful living spaces to its residents.

Enjoy breathtaking views from unit 1202, a penthouse unit featuring a large solarium that offers an incredible view of the city, looking east towards downtown Toronto with the skyline including the CN Tower, overlooking the greenery and trees of the Etobicoke Creek and Peel Village – a perfect view for storm watchers!

This well-equipped open concept unit features an updated kitchen with loads of counter space and storage, a large, open, living / dining room, a nicely equipped 4-piece main bath, and a primary bedroom that features extra-large closets, a separate vanity area, and its own 2-piece ensuite bath.

The unit boasts ample storage space with a large linen closet in the bedroom, closets spanning the length of the hallway and an oversized entry way closet.

With minimal effort, this 1 bed plus den unit could easily be converted into a 2-bedroom unit.

With its fantastic location, amenities, and limitless potential, 1202-330 Mill Street could be the perfect place to call your next home.

Property Details

ADDRESS: 1202 – 330 Mill Street S, Brampton, Ontario L6Y3V3

LEGAL DESCRIPTION: UNIT 2, LEVEL 12, PEEL CONDOMINIUM PLAN NO. 351 ; PT BLK B PL 872, PT 1 43R16151, MORE FULLY DESCRIBED IN SCHEDULE 'A' OF DECLARATIONLT1043818 ; BRAMPTON

SQ. FT:	1,280 (MPAC)
BEDROOMS:	1 private bedroom with option to easily create a private second bedroom adjacent to Solarium.
BATHS:	2; 4 piece main bath and 2 piece ensuite bath with separate vanity area.
LAUNDRY:	Dedicated laundry room in suite.
AGE:	36 years (1987).
ELECTRICAL:	Breaker Panel.
ROOF:	Gravel and Tar.
FOUNDATION:	Poured concrete.
FLOORS:	Ceramic, carpet.
CEILING:	Drywall, plaster over concrete.
WINDOWS:	Metal – floor to ceiling.
EXTERIOR:	Brick, metal.
INTERIOR:	Drywall.
PARKING:	2; deeded spaces 81 and 82.
GARAGE:	Underground parking garage.
ZONING:	RM4 211.
TAXES:	\$2,930.00 (2023).
CONDO FEES:	\$1144.36 /monthly – includes heat, hydro, water/sewer, air conditioning.

MANAGEMENT CO:	Malvern Property Mgmt. 416-674-0001
STORAGE UNIT:	Deeded storage locker #237.
PET FRIENDLY:	No.
ROLL #:	211003020048029.
PIN #:	193510130.
HEATING:	Heat pump.
COOLING:	Heat pump.
RENTALS:	None.
STORAGE:	linen closet in master bed, closets full length of hallway, oversized entry way closet.
STATUS CERTIFICATE:	Available at www.gogordons.com
AMENITIES:	24 hour concierge, security, exercise room, indoor Pool, party/meeting Room, games room, tennis court, visitor Parking
CONDO FEE INCLUDES:	Heating, Hydro, Water, Building Insurance, common elements, grounds maintenance.
CHATELS INCLUDED:	Fridge, stove, dishwasher, washer, dryer, roller window shades.
FIXTURES EXCLUDED:	None.
SUGGESTED DEPOSIT:	\$20,000
SUGGESTED CLOSING:	Immediate.

Visit Website:

- Status Certificate & Schedule B
- Video & Floor Plans
- Virtual Tour