



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

Attention investors, renovators and project seekers!

This semidetached backsplit home is being offered for sale for the first time in 35 years!

Providing 1,800 sq. ft. of living space with three bedrooms upstairs and a partial ensuite bathroom. The main level offers a connected living and dining room and a galley kitchen. The lower level features a family room with patio doors leading to the fenced private backyard, another full bathroom and a bonus room in the lower level which could be used as a den or fourth bedroom. There is a separate pedestrian entrance to the lower level at the driveway creating private in-law suite potential.

This home has been well lived in and has experienced some water damage which has now been mostly addressed but the remaining surface damage is in need of attention. The water is turned off due to sporadic leaks.

Located in the desirable and centrally located neighbourhood of Meadowvale, close to schools, parks, shopping, and highways this home provides lots of opportunities for the right buyer!

This is an estate sale and probate has not yet been issued. Offers will need to include the estate clause allowing the extension of closing for the purpose of obtaining a Certificate of Appointment of Estate Trustee. This clause has been included in our Schedule B.

Property Details

ADDRESS: 7325 Joliette Cres, Mississauga, L5N1Z2

TYPE: Semidetached backsplit home

LEGAL DESCRIPTION: PCL 76-3, SEC M53; PT LT 76, PL M53, PART 3, 43R3715; MISSISSAUGA

SQ. FT:	1804 +/- sq. ft.
BEDROOMS:	3 + 1 (3 on second floor, 1 in basement)
BATHS:	2; 4-pc lower level 4-pc main level (semi ensuite)
LAUNDRY:	Basement
BASEMENT:	Partial basement, unfinished with approximately 7.5' ceilings and separate entrance
AGE:	1976 (46 years old)
ELECTRICAL:	100 amp breaker panel
ROOF:	Asphalt shingles
FOUNDATION:	Poured concrete and concrete block
FLOORS:	Ceramic tile, carpet, laminate and vinyl
INTERIOR:	Drywall and plaster
WINDOWS:	Metal windows with wood frames
EXTERIOR:	Brick, wood and aluminum
PARKING:	Paved, single wide drive with wood retaining wall, space for 2 vehicles
GARAGE:	Single car built in garage
LOT SIZE:	30.5' x 120'
ZONING:	RM1 – Residential Zone
TAXES:	\$4,015 (2021)

ROLL #:	210504015729100
PIN #:	132170675
HEATING:	Forced air natural gas furnace
COOLING:	Central AC
RENTALS:	Gas hot water heater
WATER:	Municipal
WASTE:	Sewers
LOT DESCRIPTION:	Generally level, rectangle shaped lot with fenced yard, concrete patio stones in rear and garden shed
CHATELS INCLUDED:	Built in dishwasher, microwave, fridge, stove, washer and dryer
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	\$50,000
SUGGESTED CLOSING:	15 to 30 days

Visit Website:

- Home Inspection Report
- Zoning Provisions
- Schedule B
- Floor Plans
- Virtual Tour