

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 710-325 Webb Dr, a two-bedroom, two-bathroom condo that perfectly blends comfort and convenience. This inviting home features a spacious living room that faces southeast, allowing natural light to flood the space through large windows adorned with shades. The thoughtfully designed layout includes a primary bedroom with a generous walk-in closet and an ensuite bathroom, offering a private retreat. The second bedroom is perfect for guests or as a home office.

The kitchen features a lower ceiling, adding a cozy touch, while in-suite laundry enhances your living experience. Enjoy the benefits of central air conditioning and heating for year-round comfort. The building itself has undergone a complete refresh in the past year, with newly updated common hallways, carpets, paint, wall coverings, and elevators, ensuring a modern feel throughout.

As a resident, you'll have access to an array of impressive amenities, including a recreation center spanning two floors, an indoor pool, squash courts, and a lounge/party room perfect for entertaining. Stay active with basketball courts and a gym, or enjoy friendly matches of ping-pong. Visitor parking adds convenience for guests, while a dedicated locker provides extra storage space.

This renovated building combines a vibrant community atmosphere with modern comforts, making it the perfect place to call home. Don't miss the opportunity to experience all that this exceptional property has to offer!

Property Details

ADDRESS: 710 - 325 WEBB Dr, MISSISSAUGA, L5B3Z9

TYPE: Condo Apartment

LEGAL DESCRIPTION: See Schedule B

SQ. FT:	1,049 (MPAC)
BEDROOMS:	2; main has a walking closet and ensuite bathroom
BATHS:	2 - 4 pieces
LAUNDRY:	Ensuite
AGE:	34 YO (1990)
FLOORS:	Tiles, carpet, concrete
CEILINGS:	Plaster
WINDOWS:	Vinyl
EXTERIOR:	Concrete, Bricks
INTERIOR:	Drywall
PARKING:	1 underground parking garage PA 48
TAXES:	\$2,508.62
CONDO FEES:	\$704.02
MANAGEMENT CO:	City Sites Property Management
STORAGE UNIT:	LA 195
PET FRIENDLY:	No pet building
ROLL #:	210504020028373
PIN #:	194520218

HIGH SPEED INTERNET:	Available
HEATING:	Forced air
COOLING:	Central air
RENTALS:	None
WATER:	Municipal
WASTE:	Municipal
STATUS CERTIFICATE:	Available at: www.gogordons.com
AMENITIES:	Indoor pool, hot tub, sauna, squash, tennis and basketball court, gym, party room
CONDO FEE INCLUDES:	Heat and water
CHATELS INCLUDED:	Fridge, stove, dishwasher, washer & dryer
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	5% of purchase price
SUGGESTED CLOSING:	15-30 days

Visit Website:

- Status Certificate
- Home Inspection Report
- Total Property Video
- Schedule B
- Floor Plans
- Virtual Tour