



For many people, buying or selling a home is part of something bigger. A move to retirement living. A downsizing decision. The settlement of a family estate.

When life changes, there can be a lot to manage. You don't need to know every step. **Just the first one.**

At Gordons Real Estate Brokerage, we help families, estate trustees, and professionals navigate life's major transitions with confidence. From real estate services to downsizing and estate settlement support, everything works together under one roof.

Since 1958, we've been the trusted partner people turn to when the details feel overwhelming. Our experienced realtors, project managers, downsizing specialists, and appraisers work together to ensure every project is managed professionally, efficiently, and with care.

Thank you for your interest in this property. If you have any questions, our team would be pleased to help.

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UNDER ONE ROOF.

PROPERTY INFORMATION

Welcome to 7451 Catalpa Road, a fantastic opportunity to own a semi-detached home in a mature and established Mississauga neighbourhood. Offering three bedrooms and one bathroom, this property is ideal for first-time buyers, investors, or anyone looking to add their own personal touch. The functional layout provides comfortable living space and a solid foundation for future updates, making it an excellent option for buyers seeking value in a desirable location.

The home is equipped with a forced-air natural gas furnace and central air conditioning for year-round comfort. Outside, the fenced backyard offers plenty of space for outdoor activities, gardening, or entertaining, while the manicured front yard creates welcoming curb appeal. A full unfinished basement adds tremendous versatility, providing ample storage space and exciting possibilities for future development to suit your needs and lifestyle.

Conveniently located close to schools, parks, shopping, public transit, and major commuter routes, this property combines location, potential, and affordability in one of Mississauga's established family-friendly communities. 7451 Catalpa Road offers the chance to create a home that reflects your vision while enjoying all the benefits of a sought-after neighbourhood. A rare opportunity for buyers looking to unlock the potential of a well-located property and make it their own.

PROPERTY DETAILS

ADDRESS: 7451 Catalpa Rd. Mississauga ON L4T2T2
TYPE: FREEHOLD SINGLE FAMILY SEMI-DETACHED RESIDENTIAL
LEGAL DESCRIPTION: PT LT 199, PL 804 AS IN VS285781; S/T RIGHT IN VS146100 ; S/T VS51610 MISSISSAUGA

SQ. FT:	1314 above grade, 1314 below grade (MPAC).
BEDROOMS:	3 bedrooms.
BATHS:	1; 4 piece on main floor.
LAUNDRY:	In basement.
BASEMENT:	Full/Unfinished
AGE:	54 years (1971) (MPAC).
ELECTRICAL:	Glass Fuse.
ROOF:	Asphalt Shingles.
FOUNDATION:	Concrete Block.
FLOORS:	Laminate, carpet, hardwood.
CEILINGS:	Stucco/Plaster.
WINDOWS:	Aluminum.
EXTERIOR:	Brick.
INTERIOR:	Drywall, plaster.
PARKING:	Single Wide Paved.
GARAGE:	None.
LOT SIZE:	30' X 125' (Geo).
ZONING:	RL

PROPERTY DETAILS *continued*

TAXES:	\$4,669.73 (2026).
ROLL #:	210505011902200
PIN #:	132680316
HIGH SPEED INTERNET:	Available.
HEATING:	Forced Air – Natural Gas.
COOLING:	Central Air.
COSTS:	Gas bill (Enbridge) \$156/month, water bill \$70/month, hydro bill \$60/month.
RENTALS:	Hot water tank & Furnace (Enercare \$143/month).
WATER:	Municipal.
WASTE:	Municipal.
HOME INSPECTION:	Full version available at: www.gogordons.com
LOT DESCRIPTION:	Fenced in back yard, landscaping to divide front yard.
INCLUSIONS:	Oven, fridge, washer, dryer
FIXTURES EXCLUDED:	None.
SUGGESTED DEPOSIT:	5% of purchase price.
SUGGESTED CLOSING:	Immediate.



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