

	<b>1601 Sagewood Crt</b> <b>Mississauga Ontario L5M4Z3</b> Mississauga East Credit Peel 465-37-G <b>Taxes:</b> \$6,103.00 / 2015 Plan 43M839 Lot 14			<b>List: \$869,900 For: Sale</b> <b>1</b>
	Detached 2-Storey <b>Lot:</b> 49.54 x 119.65 Feet <b>Irreg:</b> <b>Dir/Cross St:</b> Carolyn / Creditview	<b>Fronting On:</b> W <b>Acre:</b>	<b>Rms:</b> 9 + 3 <b>Bedrooms:</b> 4 + 1 <b>Washrooms:</b> 4 1x4, 1x3, 1x4, 1x2	<b>SPIS:</b> N <b>Last Status:</b> New

<b>MLS#:</b> W3351824 <b>Possession:</b> Immed/Tba		<b>PIN#:</b>	
<b>Kitchens:</b> 2 <b>Fam Rm:</b> Y <b>Basement:</b> Finished / Sep Entrance <b>Fireplace/Stv:</b> Y <b>Heat:</b> Forced Air / Gas <b>A/C:</b> Central Air <b>Central Vac:</b> <b>Apx Age:</b> <b>Apx Sqft:</b> 3000-3500 <b>Assessment:</b> <b>Addl Mo Fee:</b> <b>Elevator/Lift:</b> <b>Laundry Lev:</b> <b>Phys Hdp-Eqp:</b>	<b>Exterior:</b> Brick <b>Drive:</b> Private <b>Garage:</b> Attached / 2.0 <b>Park Spaces:</b> 6 <b>UFFI:</b> <b>Pool:</b> Inground <b>Energy Cert:</b> <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Grnbelt/Conserv	<b>Zoning:</b> <b>Cable TV:</b> <b>Hydro:</b> <b>Gas:</b> <b>Phone:</b> <b>Water:</b> Municipal <b>Water Supply:</b> <b>Sewer:</b> Sewers <b>Spec Desig:</b> Unknown <b>Farm/Agr:</b> <b>Waterfront:</b> <b>Retirement:</b> <b>Oth Struct:</b>	

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	15.35	x 11.09	Open Concept
2	Dining	Main	13.87	x 10.59	Formal Rm
3	Kitchen	Main	26.50	x 19.61	Granite Counter      W/O To Patio
4	Family	Main	19.61	x 12.07	Gas Fireplace      Hardwood Floor
5	Den	Main	10.59	x 7.48	Separate Rm      Window
6	Master	2nd	23.71	x 17.81	4 Pc Ensuite      W/I Closet
7	Br	2nd	11.09	x 10.10	Large Closet      Window
8	Br	2nd	11.91	x 10.92	Window      Large Closet
9	Br	2nd	14.86	x 10.92	Large Closet      Window

**Client Remks:** Situated In Demand Carrington Estates, Sought After Streetsville Neighbourhood, Approx 3000 Sq.Ft. Plus A Finished Basement, Formal Rooms, Main Floor Family Room & Den, Spacious Living Room, Large Master Bedroom, Walk-In Closet, Basement Ideal For Entertaining Or Possible In-Law Suite, Premium Lot, Patio, Inground Pool, Thousands Spent, Close To All Amenities, Super Value! Fast Closing Available!

**Extras:** Newer Windows, Being Sold Under Power Of Sale, Gb+E, Cac, Inground Pool, Interlock Brick & Shows Well! \*\* Seller Will Not Remove Any Appliances Or Fixtures \*\*

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