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sales representative

**RE/MAX**  
Aboutowne Realty Corp., Brokerage



5-2212 Bromsgrove Road, Mississauga



Welcome to Southdown Towns. Completed in 2021 by United Lands, this modern townhome offers 1,549 square feet plus plenty of outdoor living space. The owner added improvements and upgrades including resilient channels on all walls throughout the home as well as insulation in all walls and floors to reduce noise and increase heat retention. You'll also find custom tiles in all washrooms along with a rainfall shower in the primary en suite. Included are two underground parking spaces (one pre-wired for an electric vehicle charger) along with a large storage room.

This home is bright and airy and comes with three separate outdoor living areas. There is a large front porch at the entrance, a walkout from the primary bedroom to a private deck and a generous rooftop deck complete with gas barbecue line and water line.

The Clarkson location offers a great blend of suburban charm with urban conveniences. The Clarkson Village Shopping Centre is nearby, offering a mix of grocery stores, local shops, and services. For a larger shopping trip, South Common Centre is a short drive away with more retail options. You will find plenty of area restaurants as Clarkson has a diverse food scene. There is also no shortage of trails and parks in the area including Rattray Marsh Conservation Area, offering scenic walking trails along the shores of Lake Ontario.

For commuters, you are just steps to the Clarkson GO and along with public transit options, the QEW is just minutes away.

## **Living-Dining Room (11'2" by 16'10")**

The open concept living-dining room is a flexible living area. The 9' ceilings and natural light from the large window make the space feel bright and airy. The upgraded luxury vinyl flooring is durable and there is a built-in window seat.







## **Kitchen (9'10" by 8'9")**

Modern and timeless kitchen showcases a long list of upgrades. Designer backsplash, stainless steel appliances including gas stove, marble countertops, double sink, pot and under-cabinet lighting along with breakfast bar seating area.







### **Bedroom 2 (8'6" by 8'10")**

The second bedroom has a double closet and luxury vinyl flooring. There is also a handy nook (5'10" by 10').



### **Bedroom 3 (8'2" by 8'0")**

Bright third bedroom with lots of natural light and double closet. Also makes a great office space. Luxury vinyl flooring.



## Main Bathroom

Modern main bathroom with upgraded tile flooring and wrap around subway tile walls. Vanity with stone counter.



## Laundry

Convenient second floor laundry closet with stacked washer and dryer.



## **Primary Bedroom (14'6" by 11'6")**

Generous primary bedroom with walkout to deck. Two double closets for storage with mirrored doors and premium vinyl flooring.

The three-piece en suite includes an over-sized shower featuring a rain shower head and built-in shelf. Custom tile flooring and large vanity with.



## Outdoor Living Space

This home provides three separate outdoor living spaces with a large front porch, deck off the primary bedroom and generous rooftop deck with built-in barbecue and water lines.





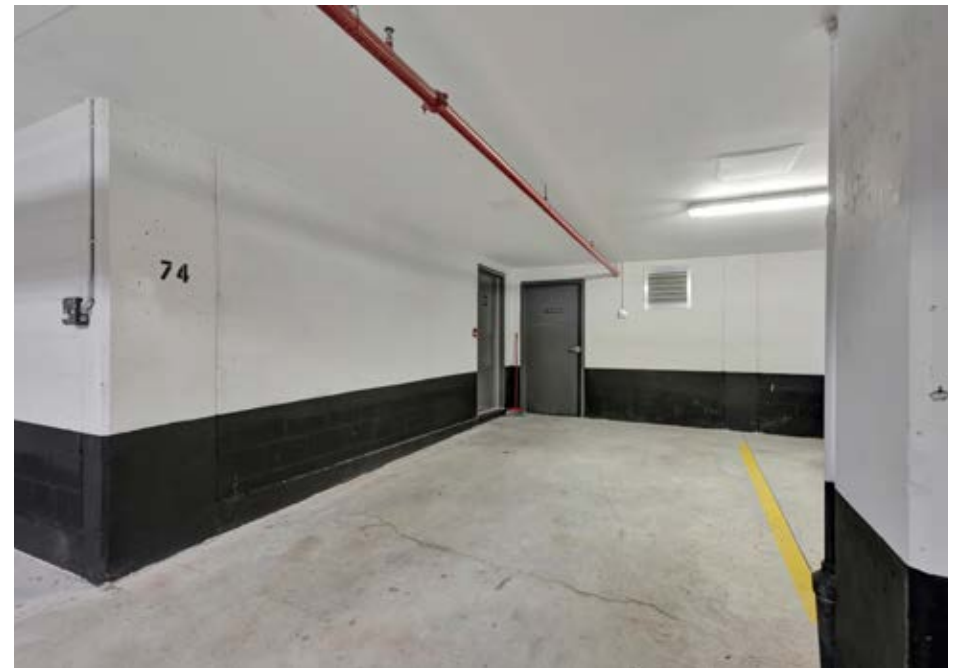


## Main Floor Powder Room

Modern two-piece powder room with upgraded tile flooring.

## Underground Parking and Storage

Two underground parking spaces (74 and 76). Space 76 is wired for an electric vehicle charger. There is also a large, secure storage room accessed at the back of parking 74.





# The Applewood 1549

square feet  
with direct garage access



CROSS SECTION:  
WAITING FOR FINAL FILE  
FROM ARCHITECT





3



3



1549 sf

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**Condo Fee:** \$414.18 per month

**Includes:** common element maintenance and insurance, parking, storage room, grounds maintenance

**Amenities:** visitor parking

**Property Taxes:** \$3,777 (2024)

**Legal Description:** Unit 5, Level 1, Peel Standard Condominium Plan No. 1085

**Possession:** flexible

**Inclusions:**

Electric Light Fixtures, Window Coverings, Fridge, Stove, Dishwasher, Built-in Microwave, Washer, Dryer

**Exclusions:**

Water Heater (rental - \$54.44 per month)

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