

Look no further... 13-35 Ceremonial Drive is the perfect home for your family!

Remarkable 3 Bedrooms, 2 Bath Show Stopper Unit 13 will introduce you to impressive features that you'll find hard-to-resist. Offering Thousands in Reno's & Welcoming Features, this desirable unit includes an upgraded Gourmet Kitchen with Quartz Counter, Under Cabinet Lighting, plenty of Modernized Cabinets for storage ...

Boasting an impressive floor plan with ample size principal rooms including "L" Shape Living / Dining with newer flooring and a walk out to the backyard deck is sure to please. On the 2nd Floor, generously-sized Bedrooms are awaiting ... Master Bedroom offers an updated 4 Piece Semi- Ensuite.

Timeless beauty is found in the Finished Lower Level consisting of a Recreation Area and lots of room for Storage ... Great "possible" area for Family Fun; In-Law Suite; Nanny Quarters ... how would you use it?

Living Space: Over **1,580 Sq. Ft.** *(per OTBxAir)*
1st & 2nd Floors: **1,038 Sq. Ft.** *(per OTBxAir)*

An Ideal location! ... 35-13 Ceremonial Drive is conveniently close to:

- Great Schools
- Parks
- Accessible Public Transit
- Go Train (Cooksville GO Station & Square One GO Bus Terminal) are minutes away
- Shopping Malls (Sherway Gardens, Square One & More)
- Trillium Health Mississauga Hospital
- Highways (403/410/401 and a short distance to QEW)

Convenience Plus! Making this neighborhood the perfect area to call Home!

Take the first step into your new home..!

- Warm Brick Exterior

Come on over before it's too late!

Take time to admire the Unique Features within every room as they are sure to have something to offer. Enjoy your visit!

****MAIN LEVEL****

FOYER

- Single Door Entry
- Coat Closet: Double Doors
- Staircase from Main to 2nd Level

Finishing Touches:

- Floor: Ceramic
 - Light Fixture: Overhead
 - Freshly Painted (2018)
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LIVING ROOM

Great space to receive and welcome Friends & Family.

Some great features about this room:

- Window: (2007)
 - o Overlooks Back Yard

Finishing Touches:

- Floor: Laminate
 - High and Modern Baseboards
 - Freshly Painted (2018)
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DINING ROOM

Take pride in hosting those dinner parties and special occasions ...

- Sliding Patio Doors
 - o Walk out to Deck and Back Yard
- Entrance to Kitchen

Finishing Touches:

- Light Fixture: Decorative Overhead

- High and Modern Baseboards
 - Floor: Laminate (2017)
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KITCHEN

The Kitchen is the heart of the home. Make your favourite meals that fuel your mind and body in this “Family Size” Kitchen that was updated in 2010!

- **Custom Cabinets by Rosebrook ... Plenty of Storage!**
- **Misc:**
 - Slow Closing Drawers
 - Pantry Cabinet
 - Some Glass Front Upper Cabinets
 - Under Cabinet Lighting
 - Quartz Counter Tops
 - Single Undermount Sink
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 - Subway Tile Backsplash
- **Kitchen Appliances: Stainless Steel**
 - Fridge: Frigidaire 2 Door (2017)
 - Stove: Samsung Flat Top Stove/Oven (2017)
 - Dishwasher: GE Built-In (2014)
 - Microwave: Samsung Built In w/exhaust (2017)

Finishing Touches:

- Crown Molding
 - Floors: Cork (2010)
 - Light Fixture: Two - Decorative Pendulent Lights
 - Freshly Painted (2018)
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POWDER ROOM 2-PIECE – Renovated in 2014

- Window (2007)
- Vanity with All in One Sink
- Floors: Cork

- Toilet: Low Flow

Finishing Touches:

- Decorative:
 - o Light Fixture
 - o Mirror
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LAUNDRY ROOM

- Window: Two
 - Misc:
 - o Light Fixture: Overhead
 - o Free Standing Utility Sink
 - o With Storage Below
 - Laundry Appliances:
 - o Washer: Samsung Front Load (2014)
 - o Dryer: Samsung Steam (2014)
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GARAGE

- Garage: Attached 1.5 Car
 - Misc.:
 - o Garage Doors: One (1)
 - o Garage Door Opener: One (1)
 - o Remote Controls: Two (2) Existing
 - Driveway: Shared Single
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****SECOND LEVEL****

MASTER BEDROOM

Take a well-deserved break from your busy schedule in your Master Retreat.

- Windows: Two (2007)
 - o Drapes, Rod, Hardware, Finials
- Closet:
 - o One (1) - Single Door Walk-in

Finishing Touches:

- Floor:
 - o Laminate *(2007)*
 - Light Fixtures:
 - o Ceiling Fan with lights
 - Freshly Painted *(2018)*
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2nd, 3rd BEDROOMS

Continue admiring this home when entering the Second, Third and Fourth Bedrooms.

BEDROOM 2

Features:

- Window: *(2007)*
 - o Shears, Rod, Hardware, Finials
- Misc:
 - o Closet

Finishing Touches:

- Floor: Laminate *(2007)*
 - Light Fixture: Ceiling Fan with Lights
 - Freshly Painted *(2018)*
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BEDROOM 3

Features:

- Window: Two *(2007)*
 - o Drapes, Rod, Hardware, Finials
- Misc:
 - o Closet: Sliding Mirrored Door *(2018)*

Finishing Touches:

- Floor: Laminate *(2007)*
 - Light Fixture: Ceiling Fan With Lights
 - Freshly Painted *(2018)*
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SECOND FLOOR – MAIN 4-PC BATH / Semi - Ensuite

Convenience and Functionality...

- Vanity:
 - o Cabinet with Soft Close Drawers
 - o Glass Top with Bowl
- Bathtub
 - o Soaker
- Shower
 - o Rainfall Showerhead

Finishing Touches:

- Floor: Ceramic
- Light Fixture – Over Vanity

****LOWER LEVEL****

RECREATION ROOM

- Finishing Touches:
- Light:
 - o Overhead
 - o Wall Sconces (2)
- Freshly Painted (2018)

Laundry Room

- Stand Alone Utility Sink

BACKYARD

- Walk Out from Dining Room
- Privacy Fence
- Concrete Slab Patio

Some additional Extras of **13-35 Ceremonial Drive** include:

INCLUSIONS

- All **Existing:**

- Attached Electrical Light Fixtures
 - Track Lighting, Most Decorative & Overhead Lights (*see Excl.*)
- Window Coverings & Attachments
 - Blinds, Drapes, Sheers, Hardware
- Decorative Mirrors
 - In Bathrooms Only
- Kitchen Appliances: Stainless Steel
 - Fridge: Frigidaire 2 Door (*2017*)
 - Stove: Samsung Flat Top Stove/Oven (*2017*)
 - Dishwasher: GE Built-In (*2014*)
 - Microwave: Samsung Built In w/exhaust (*2017*)
- Laundry Room Appliances:
 - Samsung Front Load Washer
 - Samsung Steam Dryer

EXCLUSIONS

- Danby Upright Freezer
- Shelving in Storage Area

NOTES

Major Components of Home:

- Furnace: (*2014 - Owned*)
- Central Air Conditioner: (*2014 - Owned*)
- Hot Water Tank: (*2014 - Owned*)
- Roof (*2015*)
- Windows – (*Upper Level 2007*)

Renovations/Upgrades/Extras:

- Main Level:
 - High and Modern Baseboards (*Living Room/Dining Room/Kitchen*)
 - Kitchen (*2010*)
 - Cabinets: Custom by Rosebrook, Some Upper w/Glass Fronts
 - Pantry Cabinet
 - Quartz Countertops

- Ceramic Backsplash
- Stainless Steel Appliances
- Under Cabinet Lighting
- Crown Molding
- Cork Flooring (2010)
- Decorative Overhead Lighting
- Powder Room (2014)
 - Stainless Steel Backsplash
 - Vanity with All In One Sink
 - Low Flow Toilet
 - Cork Flooring
- 2nd Level:
 - Main 4 Piece Bath / Semi-Ensuite
 - Soaker Tub with Rainfall Showerhead
 - Vanity with Glass Top and Round Bowl (2016)
 - Floor:
 - Laminate Flooring: Hallway & All Bedrooms (2007)
 - Ceramic Flooring 4 piece Ensuite

Most Rooms Painted in Designer Neutral Tones (2018)

All information contained herein has been supplied by the Vendor to the best of his/her knowledge & while deemed accurate is NOT guaranteed. All measurements are approximate. No guarantees are provided or warranted on the information given.

HURONTARIO LRT PROJECT

This project will transform Hurontario into a new vibrant people-centered Corridor.

Staying Connected with.....

- ✓ 22 Service Stops
- ✓ Dedicated '**Right-of Way**'
- ✓ Connection to the Milton & Lakeshore **GO Lines**
- ✓ Local Transit Links to
 - MiWay
 - Brampton Transit
 - Zum
 - Mississauga Transit

Benefits for Everyone to enjoy...

1. Electrically Powered Light Rail Vehicles
2. No Emissions
3. More Cars off the road
4. Less Traffic in the Hurontario Corridor

Connecting local families with the need for freedom & choice, there's a lot for you & the environment to enjoy.



***Expected
Completion Date :
2022***