

# You Had Me at *Hello*

1055 SHAWNMARR ROAD TOWNHOME 190



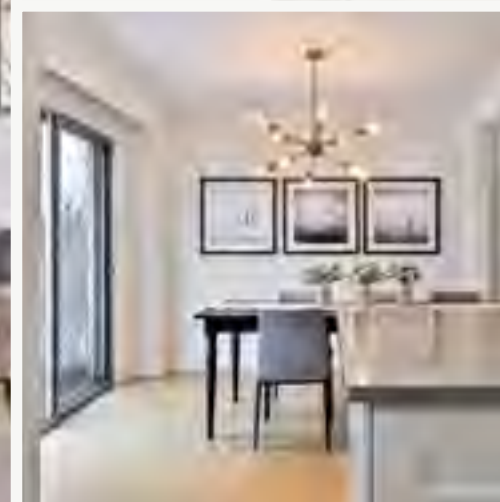
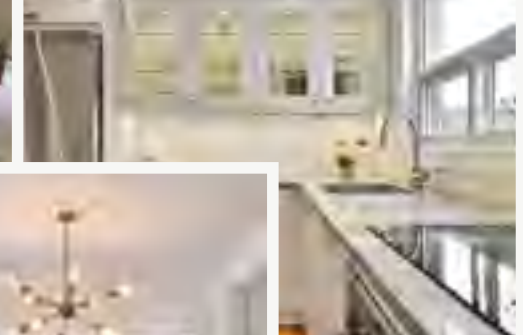
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## DETAILS

## You Had Me at *Hello*

This persuasive space will undoubtedly chase down your affection and cater to your sense (& sensibilities). It's luxe. It's loveable. And undeniably liveable. A family residence that wears its heart on its sleeve. This Port Credit town will have you at "hello" with its sunny disposition, indisputable charm & remarkable value. A win-win property in an unbeatable location chock full of a few of your favourite things - a fresh, white & bright kitchen anchored by an inviting fenced-in yard, spacious principal rooms, cozy chambers, a full & finished basement, two parking spaces and private parkette access.





## ABOUT THE RESIDENCE

# The Essentials:

Community: Port Credit  
Lake Shore Road & Mississauga Road  
1,256 SF Above Grade & 628 Below Grade  
North & South Exposure  
Bedrooms: 3 + 1  
Washrooms: 2  
Parking: 2 Underground  
Locker: Ensuite  
Fenced-in Backyard  
Maintenance Fees: \$522.12  
Property Taxes: \$3,107.85/2021  
MLS Reference: W5535762

## INCLUSIONS

Fridge  
Cooktop  
Oven  
Dishwasher  
Stove Exhaust Hood  
Washer  
Dryer  
Closet Organizer in the main bedroom  
Ecobee thermostat and extra sensors

## EXCLUSIONS

Fixture in primary bedroom  
All drapery and drapery hardware

## RENTAL ITEMS

Hot Water Tank

## THE BUILDING

Developer: Edenshaw  
Number of Storeys: 1  
Number of Suites: 221  
Year Built: 1976  
Property Management: Performance Property Management

## AMENITIES

BBQ's Allowed





May your walls  
know joy; may  
each room hold  
laughter; and may  
every window open  
to great possibility.



# The Gallery:





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