



MISSISSAUGA, ON

#37-3395

Cliff

ROAD N



## SPACIOUS END-UNIT TOWNHOME



*Discover the perfect blend of affordability, style, comfort, and convenience at #37-3395 Cliff Rd N in Mississauga. This meticulously maintained, one-of-a-kind end-unit townhome is situated in the best location within the complex, a rarely offered 2 full bathrooms & larger layout than the interior units.*

This home backs onto a tranquil park/greenspace and features visitor parking conveniently located directly across from the driveway. A backsplit layout that feels like a semi-detached, this home offers 3 spacious bedrooms, 2 full baths, and a bright main living area with floor-to-ceiling windows and remote-controlled blinds. The open-concept, kitchen and dining area overlook the living room, providing stunning park views, while the private, fully fenced yard with a large deck and gas BBQ hook up is perfect for relaxing or entertaining. Recently upgraded throughout, this low-maintenance property includes condo-managed lawn care and snow removal, plus access to an outdoor pool for summer enjoyment. Conveniently located near parks, schools, shopping, and transit, this exceptional home offers everything you need and more.



## PROPERTY DETAILS



3 BEDROOMS



2 FULL BATHROOMS



1 CAR GARAGE

JESSICA SCHAAP

RE/MAX BY THE BAY BROKERAGE

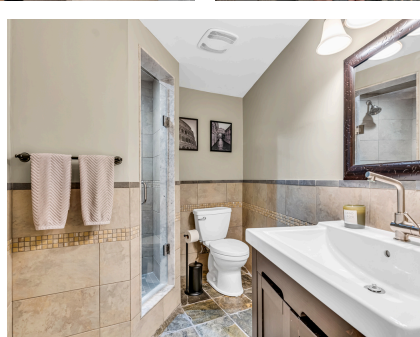












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## THE DETAILS

**Property Type:** Condo/Townhome, Split Level, End-unit

**Bedrooms:** 3    **Bathrooms:** 2 full    **Garage Spaces:** 1    **Driveway Spaces:** 1

- Located in the desirable Mississauga Valleys
- End-unit townhome with single car garage
- Backs onto park/greenspace
- Split level layout
- Large, bright main living room boasting floor to ceiling windows and access to yard
- Large Back Deck (2020) & Gas BBQ hook up in private
- Open Concept kitchen/dining overlooking living room and park views
- Updated kitchen cabinets (2020)
- Upstairs bathroom full reno (2022)
- Finished basement
- Unfinished Laundry Room & Storage area
- Outdoor pool (lifeguard on duty) for condo owners

**Property Taxes:** \$3,815.00/2024

**Condo Fees:** \$548.47

*Water, Building Insurance, Parking, Lawn Maintenance of front/rear yard & public spaces, Snow removal of roads/visitor parking, roof, partial windows, outdoor pool, visitor parking.*

**Finished Square Footage:** Approx. 1,400-1,599 sq ft

**Water:** Municipal.    **Sewage:** Municipal sewer

**Heat:** Forced Air Gas.    **Cooling:** Central A/C

### SCHOOLS

With excellent assigned and local public schools very close to this home, your kids will get a great education in the neighbourhood.



#### The Valleys Sr PS

Designated Catchment School  
Grades 6 to 8  
1235 Mississauga Valley Blvd

#### Silver Creek PS

Designated Catchment School  
Grades PK to 5  
460 Silver Creek Blvd

#### Father Michael Goetz CSS

Designated catchment School  
Grades 9-12  
330 Central Pkwy W

#### T. L. Kennedy SS

Designated Catchment School  
Grades 9 to 12  
3100 Hurontario St

#### Corsair PS

Designated Catchment School  
Grades 1 to 5  
2230 Corsair Rd

#### É Élé Horizon Jeunesse

Designated Catchment School  
Grades PK to 6  
1445 Lewisham Dr

#### ÉS Gaétan Gervais

Designated Catchment School  
Grades 7 to 12  
1055 McCraney St E

#### Metropolitan Andrei CES

Designated catchment School  
Grades JK-8  
515 Mississauga Vly Blvd

### TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 4 minute walk away and the nearest rail transit stop is a 19 minute walk away.



**Nearest Rail Transit Stop**  
Cooksville GO



19 mins



**Nearest Street Level Transit Stop**  
Central Pky  
E/Cliff



4 mins

### PARKS & REC.

This home is located in park heaven, with 4 parks and a long list of recreation facilities within a 20 minute walk from this address.



#### Brentwood Park

496 Karen Park Cres



1 min



#### Mississauga Valley Park & Community Centre

1275 Mississauga Valley Boulevard



6 mins



#### McKenzie Park

575 Mississauga Valley Blvd



7 mins

#### FACILITIES WITHIN A 20 MINUTE WALK

5 Playgrounds	1 Community Centre
1 Pool	1 Splash Pad
1 Arena	1 Sports Court
3 Rinks	4 Outdoor Games Facilities
6 Tennis Courts	3 Trails
1 Volleyball Court	1 Fitness/Weight Room
3 Ball Diamonds	1 Gym
6 Sports Fields	

### SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a police station, and a hospital within 2.73km.



**Trillium Health Partners - Mississauga Hospital**  
100 Queensway W



**Fire Station**  
15 Fairview Rd. W.



**Police Station**  
100 City Centre Dr.