

Welcome To
92 St Lawrence Drive, Port Credit, Mississauga
A Luxury Waterfront Executive Townhome

This executive waterfront townhome boasts 3,841 Sq. Ft. of living space with an ideal southeast exposure offering an abundance of natural light and fabulous views of the lake. A rare opportunity to buy an end-unit property in this highly sought after community located in the Urban Village of Port Credit. This elegant three-bedroom home has its own private elevator from the lower level to the second floor. The unit features a bright and airy open-concept main floor kitchen and family room with a gas fireplace and walkout to private patio with awning. The gourmet kitchen features custom designed white kitchen cabinetry, top of the line built-in stainless steel appliances, built-in bookshelves and an extra-large breakfast bar with new Caesarstone countertop. The butler's pantry is complete with granite counter tops, wet bar, a built-in desk and connects to the kitchen room and dining area. The Separate living and dining room has two walkouts to a spacious wraparound porch offering spectacular views of Lake Ontario. On the second floor, the master bedroom has a walk-in closet a custom designed ensuite. There are two additional spacious bedrooms on the second floor. The third floor 'crow's nest' is an ideal space for a private office/ den or art studio. A finished lower-level recreation room offers lots of storage and access to the private two-car garage plus an additional two underground spaces for a total of 4 underground parking spaces.

Luxury Living by the Lake: The Ideal Location. Located on the southeast corner of Lakeshore Road East and St. Lawrence Drive, a direct continuation of Hurontario Street. Hurontario is a major exit off the QEW Highway, with easy access in and out of Mississauga. One of the most prestigious communities in Mississauga. This is an award-winning and master-planned community directly overlooking Lake Ontario. The Village of Port Credit in the City of Mississauga has an array of shops, boutiques, restaurants, cafés, marina services and fine food markets, all within walking distance. There is a convenient five-minute walk to the GO Train station, 15-minute drive to Pearson International Airport and a 25-minute drive to downtown Toronto. Waterfront trails, music festivals and other lively events enhance this community. Great location for boaters; Port Credit Marina is a three-minute walk. The Port Credit Yacht club is nearby. For the golfer; The Toronto Golf Club and The Mississauga Golf and Country Club are each a five-minute drive.

Square Footage: 3841 of Living Space

Condo Fee: \$752.68 per month

Property Taxes: \$13,218.00 Annually

List Price: 2,599,000

Donna Brookes, Broker

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MAIN FLOOR: 10 ft. Ceiling Height

FOYER

Black Granite Tile Floor
2 Pc Bathroom
Front Hall Closet
Built-In Drawers and Storage Cabinets
Access to Elevator

LIVING/DINING ROOM

Spectacular View of Lake Ontario
Hardwood Floor
Pocket Door to Access Butler's Pantry
Crown Moulding
Built-In T.V. with Surround Sound System
Two Walkouts to Wraparound Porch
Phantom Screen

KITCHEN/FAMILY ROOM

Hardwood Floor
Smooth Ceiling
Pot Lights and Crown Moulding
Upgraded Custom White Cabinets
Glass Inserts in Doors
Pull Out Pantry Shelves
Breakfast Bar with New Caesarstone Countertop
Granite Countertops
Gas Fireplace with Hand Painted Motif Inserts
Sliding Double Glass Patio Doors
Wall-Out to Backyard Patio with Flagstone
White California Shutters
Double Stainless Steel Sink
Stainless Steel Facet with Pot Filler
Water Filtration System

THE INFORMATION CONTAINED IN THIS BROCHURE HAS BEEN SUPPLIED TO SOTHEBY'S INTERNATIONAL REALTY CANADA, BROKERAGE BY THE OWNER OF THE PROPERTY. SOTHEBY'S HAS RELIED ON THE OWNER'S REPRESENTATIONS FOR THE PURPOSES OF PREPARING THE FACT SHEET.

2ND FLOOR: 9ft. Ceiling Height

MASTER BEDROOM

Spectacular View Overlooking the Lake
Double Entry Doors
Walk-In Closet
Washer and Dryer in Walk-In
Mirrored Closet Doors
Chandelier

4PC MASTER EN SUITE

Custom Cabinet with Built-in Lights
Marble Countertop
Jacuzzi Tub
Separate Shower with Built-In Seat

2ND BEDROOM

Walk-in Closet
Hardwood Floor

3RD BEDROOM

Hardwood Floor
Double Closet

Hallway Linen Closet

Access to Elevator
4 Pc Main Bathroom

3RD FLOOR: 9ft. Ceiling Height

DEN/OFFICE/STUDIO

Spectacular View Overlooking the Lake
Hardwood Floor
Juliet Balcony with Phantom Screens
Built-In Cabinet with Wet Bar
Granite Countertop
Built-In Wine Fridge

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LOWER LEVEL: 9ft. Ceiling Height

Recreation Room
Laminate Floor
Access to Elevator
Access to Garage
Lots of Storage Cupboards
Utility Room

INCLUSIONS

All Electric Light Fixtures
All Chandeliers
All Window Coverings
All Blinds and California Shutters
Built-In T.V. in Living Room
Surround Sound System in Living Room
Central Vacuum and Attachments
3rd Floor Built-In Cabinet and Wet Bar
Washer and Dryer in Master Closet
Security System
4 Video Surveillance Cameras
Built-In Intercom/Radio

STAINLESS STEEL APPLIANCES INCLUDED

Sub-Zero Refrigerator/Freezer
DCS Gas 5 Burner Range
Custom Exhaust Hood
Dacor Built-In Wall Oven
Panasonic Built-In Microwave
Miele Built-In Dishwasher
Monogram Built-In Wine Fridge in Kitchen
Built-In Wine Fridge on 3rd Floor

LUXURY FINISHES

Solid Hardwood Staircase on All 3 Floors
Forced Air Gas Heating System Humidifier
Central Air Conditioning
Private Double Garage 2 Parking Spaces
Additional 2 Underground Parking Spaces
Elevator Servicing Ground to 2nd Floor

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ELEMENTARY SCHOOLS

Forest Avenue Public School

20 Forest Avenue

(905) 278-2472

Distance to: 1km

Riverside Public School

30 John Street North

(905) 274-1515

Distance to: 1km

Mentor College

40 Forest Avenue

(905) 271-3393

Distance to: 1km

St. Luke's Catholic School

1280 Cobalt Street

(905) 274-2760

Distance to: 2-3km

St. Dominic Catholic School

515 Hartsdale Avenue

(905) 278-9821

Distance to: 3-4km

SECONDARY SCHOOLS

Port Credit School

70 Mineola Road East

(905) 278-3382

Distance to: 1-2km

St. Paul's Catholic School

815 Atwater Avenue

(905) 278-3994

Distance to: 3-4km

Mentor College

40 Forest Avenue

(905) 271-3393

Distance to: 1km

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