

ASSIGNMENT SALE

Arte Residences Condos 89 Dundas St W, Mississauga



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SAM McDADI
REAL ESTATE BROKERAGE



*Images are for illustrative purposes only. Photos of actual unit not yet available.

Assignment Sale – Stunning 1+1 Condo in Prime Location | \$699,000

Closing/Occupancy Date: 23 July, 2025

Striking 18-storey residential building in downtown Mississauga, blending timeless architecture with bold, high-quality design. Located steps from Hurontario Street, residents enjoy over 22,000 sq ft of amenities and easy access to top shopping, dining, and entertainment, including Square One. With MiWay, GO Transit, and the new Hurontario LRT nearby, commuting across the GTA or into Toronto is fast and seamless. Surrounded by top schools, parks, and family-friendly amenities, Arte Condos sits in a vibrant, rapidly growing neighbourhood—making it a smart investment by EMBLEM, one of the GTA's fastest-growing developers known for luxurious, design-driven communities.



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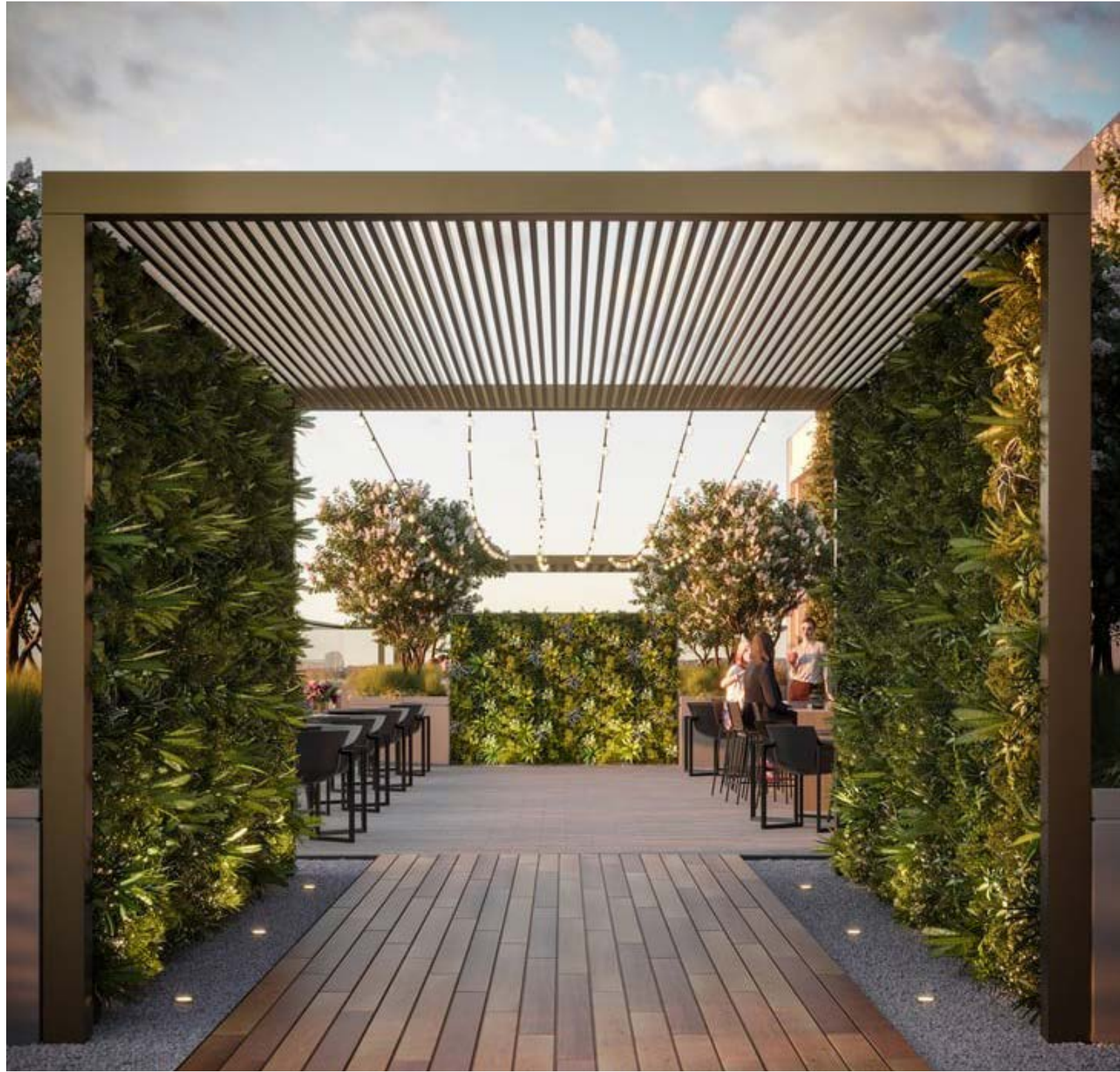




Amenities



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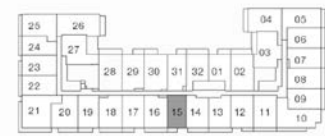
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FLOOR PLAN

1+1 bedroom
1 bathroom + terrace
Interior 673 sq ft + terrace 123 sq ft



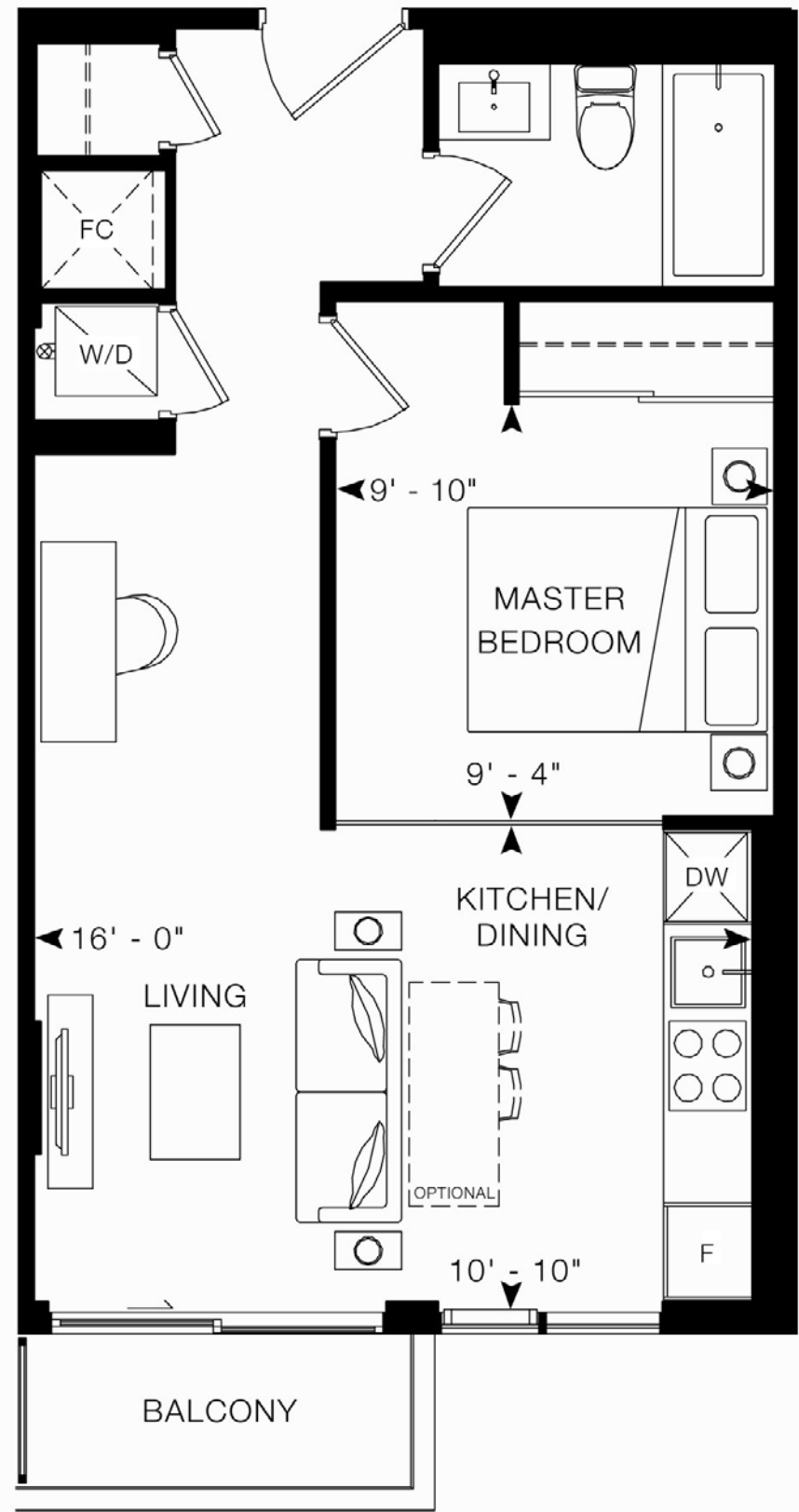
FLOOR 7



FLOOR 6



FLOORS 3-5



FEATURES & FINISHES

General Building Features

- A dramatic 18-storey tower located in the heart of Cooksville
- Contemporary architectural design
- Unique balconies with modern railing systems
- 24-hour, 7-day-a-week concierge
- Bicycle parking for building residents, with access at ground level
- Three high-speed elevators
- Parcel and mail rooms conveniently located adjacent to the front lobby
- Underground garage with access available at ground level and security monitoring from the concierge station
- Underground garage painted white and lit with LED lighting for added safety and security

Ground Floor Amenities

- Elegant, well-appointed lobby and lounge
- Fully equipped fitness centre with state-of-the-art cardio and fitness machines
- Dedicated yoga/stretch area
- Pet spa

Second Floor Amenities

- Co-working lounge to collaborate, create and bring your ideas to life
- Outdoor co-working lounge
- Outdoor terrace featuring relaxed seating amid lush greenery

Eighth Floor Amenities

- State-of-the-art outdoor fitness area outfitted with specially designed equipment for outdoor workouts
- Exclusive private party room
- Outdoor bar with lounge-style seating

Rooftop Amenities

- Spectacular outdoor private dining space overlooking the city
- Relaxed, modern seating
- Barbeque space with communal dining area

General Suite Features

- Smooth finish ceiling heights of approximately 8'-8" with the following exceptions:
- Lofts vary from approximately 11' to 13'
- Units 701, 702, 704 to 706 & 709 to 732: Approximately 9'-4"
- 8th floor: Approximately 9'-6"
- 18th floor: Vary approximately from 9'-0" to 9'-6"
- Wood plank vinyl flooring in the foyer, living/dining room, kitchen, bedroom(s), and den
- Suite door entry with security view-hole
- Painted flat-slab sliding door(s) and/or swing doors (hollow core and/or glass) throughout
- Brushed, chrome-finished door handles and hardware
- 4" flat-cut baseboards throughout with 2" flat-cut casings
- White, plastic-coated wire shelving in all closets
- Eggshell off-white paint finishes for walls throughout; semi-gloss off white paint in bathrooms and trim on doors
- Flat white paint finish on ceilings throughout
- Balconies and terraces with sliding doors and/or swing doors

- Floor-to-ceiling, insulated, double glazed aluminum windows
- Laundry area floor finished in white tile with floor drain

The Kitchens

- Option of Ombré or Neige package contemporary kitchen cabinetry
- Composite quartz slab countertops
- Composite quartz kitchen backsplash
- Single-basin stainless steel undermount sink, with single lever pull-down spray faucet in chrome finish
- Optional kitchen island for selected suites; additional costs apply

The Appliances

- Kitchen appliances consisting of a 24" stainless steel refrigerator, 24" cooktop, 24" stainless steel built-in oven, 24" integrated dishwasher, stainless steel microwave and hood fan exhausted to the exterior
- Stacked washer-dryer directly vented to the exterior

The Bathrooms

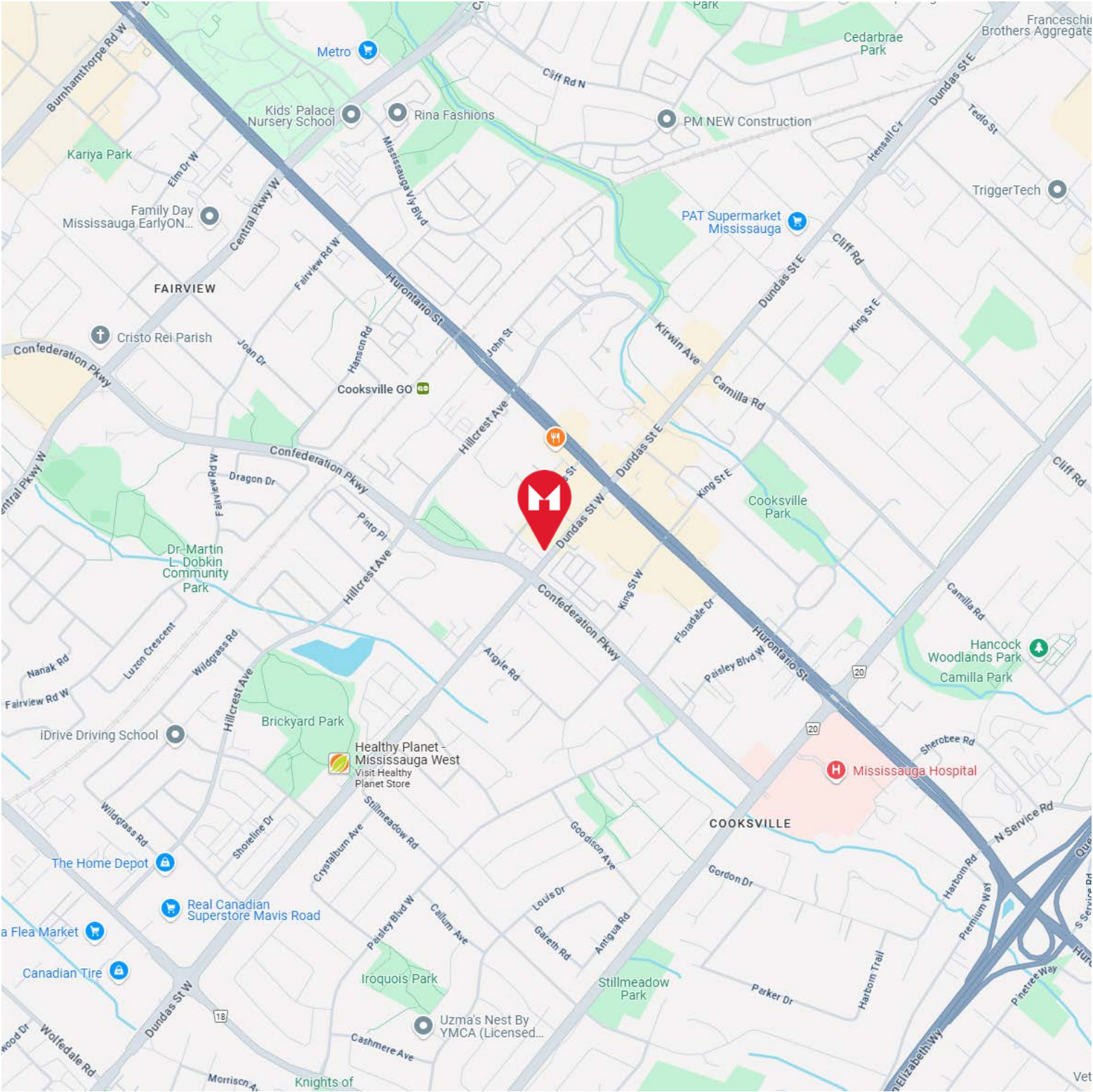
- Option of Ombré or Neige with custom vanity bathroom cabinetry featuring composite quartz countertop and undermount sink
- Contemporary single-lever faucet with chrome finish
- Custom-designed mirror above vanity and wall sconce
- Full-height ceramic mosaic tiling in the tub surround and separate shower stall
- Faucet with chrome finish, and showerhead in the tub or separate shower
- Frameless glass shower door
- Pressure-balanced valve(s) for tub and/or shower
- Acrylic soaker tub with shower rod

- Recessed, moisture-resistant ceiling light in the shower stall(s) and over bathtub(s)
- Chrome accessories package including towel bar, toilet paper holder and robe hook
- White plumbing fixture(s)
- Porcelain floor tiling in bathroom(s)
- Privacy lock on the bathroom door(s)
- Exhaust fan vented to the exterior

The Bathrooms

- Individually controlled, seasonal, central air conditioning and heating system with thermostatic control
- Individual suite electricity meter(s) and water meter(s)
- Ceiling-mounted track lighting in the kitchen
- Pre-wired for telephone and cable outlet in living/dining area
- Switched, capped ceiling outlet in living room, bedroom(s) and den
- Switched lighting fixture in kitchen, foyer and den;
- Bulk high-speed internet in all suites
- Stylish white switches and outlets
- In-suite smoke detector(s)
- In-suite sprinkler fire protection system

*This feature sheet is for reference only and may contain errors. Specifications are subject to change without notice. Buyers and agents must verify all information independently. The seller, listing agent and brokerage are not liable for any inaccuracies or omissions. E. & O.E.



Schools

- | | | |
|---|--|--|
| TL Kennedy Secondary School
3100 Hurontario St, Mississauga | Father Michael Goetz Secondary School
330 Central Parkway W, Mississauga | Bronte College
88 Bronte College Ct, Mississauga |
| Father Daniel Zanon School
450 Hillcrest Ave, Mississauga | Cashmere Avenue Public School
2455 Cashmere Ave, Mississauga | University of Toronto
3359 Mississauga Rd, Mississauga |

Amenities

- | | | |
|---|--|--|
| RBC Royal Bank
2 Dundas St W, Mississauga | The Mississaugua Golf and Country Club
1725 Mississauga Rd, Mississauga | Square One Shopping Centre
100 City Centre Dr, Mississauga |
| TD Canada Trust
2580 Hurontario St, Mississauga | Mississauga YMCA
325 Burnhamthorpe Rd W, Mississauga | Dixie Outlet Mall
1250 S Service Rd, Mississauga |
| Shell
354 Dundas St E, Mississauga | Mississauga Valley Community Centre
1275 Mississauga Vly Blvd, Mississauga | Cooksville GO
3210 Hurontario St, Mississauga |
| Food Basics
2550 Hurontario St, Mississauga | Shoppers Drug Mart
2470 Hurontario St, Mississauga | Brickyard Park
3061 Clayhill Rd, Mississauga |
| FreshCo
2500 Hurontario St, Mississauga | Mississauga Hospital
100 Queensway W, Mississauga | Kariya Park
3620 Kariya Dr, Mississauga |

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When you choose Team McDadi, **you help**

Team McDadi is a proud supporter of numerous charitable organizations, sports programs and community events

- ▶ Clarkson Christmas in the Village
- ▶ Clarkson Halloween in the Village
- ▶ Erindale Little League Tennis Canada
- ▶ Family Jingle and Mingle
- ▶ Heartland Dragons Minor Hockey Association
- ▶ Hoops for Her
- ▶ Mississauga Girls Hockey League
- ▶ Mississauga Santa Claus Parade
- ▶ Port Credit Buskerfest
- ▶ Princess Margaret Hospital Association
- ▶ Port Credit Skating Club
- ▶ Sick Kids
- ▶ Rouge Valley Health System Foundation and Club
- ▶ The Art of Giving
- ▶ Schizophrenia Society of Ontario
- ▶ Tennis Canada
- ▶ The Compass Food Bank
- ▶ The Mississauga Food Bank
- ▶ The Mississauga Tigers



Sam McDadi Real Estate Brokerage **is proud to donate a portion of each sale to the**

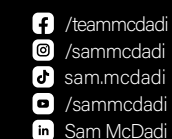


In 2018, Team McDadi donated \$250,000 to Trillium Health Partners Foundation.
In 2020, we increased our pledge to donate \$1,000,000.



**Official Real Estate Brokerage
of the Toronto Raptors**

Sam McDadi BSc., M.B.A. Sales Representative.



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Milton 1264 Main St E.	905 876 1300
Oakville 78 Lakeshore Rd W.	905 845 1500
Toronto 3311 Yonge St	416 544 1500
Burlington 3-4130 Fairview Street	905 333 1100
Hamilton 110-442 Millen Rd	905 664 5100