

ASSIGNMENT SALE

Arte Residences Condos 89 Dundas St W, Mississauga



SAM McDADI
REAL ESTATE BROKERAGE



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

WELCOME

Suite Type: 1 Bedroom + Den with Sliding Door

Model/Floor Plan: Gilliam 1

Floor: 9th

Interior: 588 sq ft

Terrace/ Balcony : 104 sq ft (Total Sq ft = 692 Sq Ft)

Ceiling Height: 9 feet

Inclusions: 1 Underground Parking + 1 Locker

Closing/Occupancy Date: September 10, 2025

Builder: Emblem Developments

Exclusive Assignment Listing at Arte Condos by Emblem Developments – Presenting a stylish 1 Bedroom + Den suite with sliding door on the 9th floor of this architecturally striking 18-storey residence in downtown Mississauga. This Emily 1 floor plan offers 588 sq ft of interior living space plus a 104 sq ft private terrace (total 692 sq ft), complemented by 9-foot ceilings, floor-to-ceiling windows, and elegant modern finishes throughout. The suite includes a sleek kitchen with quartz countertops and stainless steel appliances, a spa-inspired bathroom with a frameless glass shower, and durable laminate flooring. The flexible den can easily serve as a second bedroom or home office. Included are 1 underground parking space and 1 locker for added convenience. Developed by Emblem, one of the GTA's most design-forward builders, residents enjoy 22,725+ sq ft of premium amenities including a 24/7 concierge, fitness centre, yoga studio, co-working spaces, social lounges, rooftop terrace, BBQ area, and pet spa. Ideally located at Dundas & Hurontario, steps to the upcoming Hurontario LRT, Cooksville GO, MiWay, and quick access to QEW/403/401/407, with close proximity to Square One, Sheridan College, UofT Mississauga, top schools, parks, and trails. Closing/Occupancy is September 10, 2025, with immediate possession available. This is a rare assignment opportunity not on MLS—contact now for full pricing, assignment terms, and private viewing. Secure a premium suite in a high-demand urban hub before resale pricing arrives.



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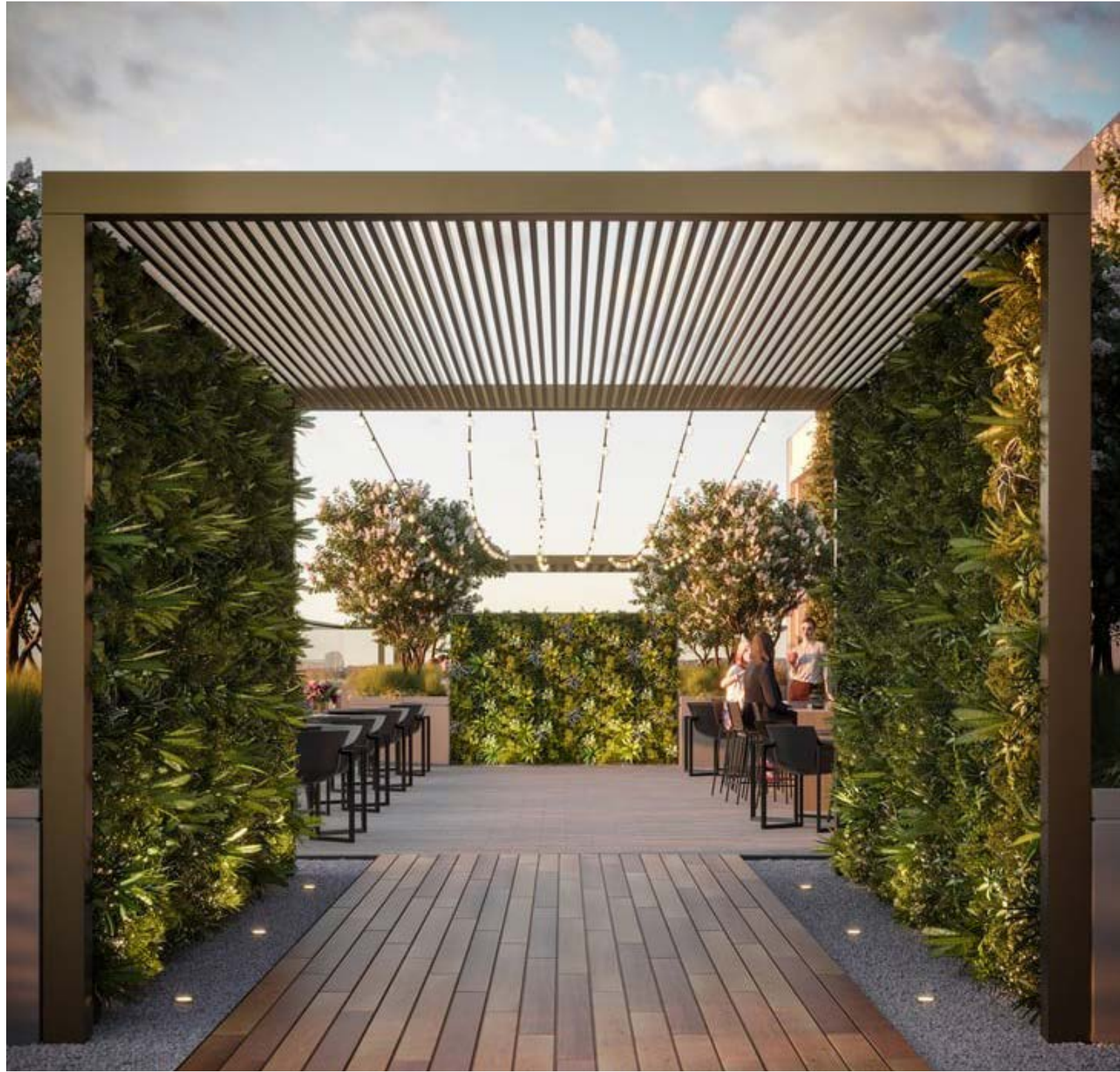




Amenities



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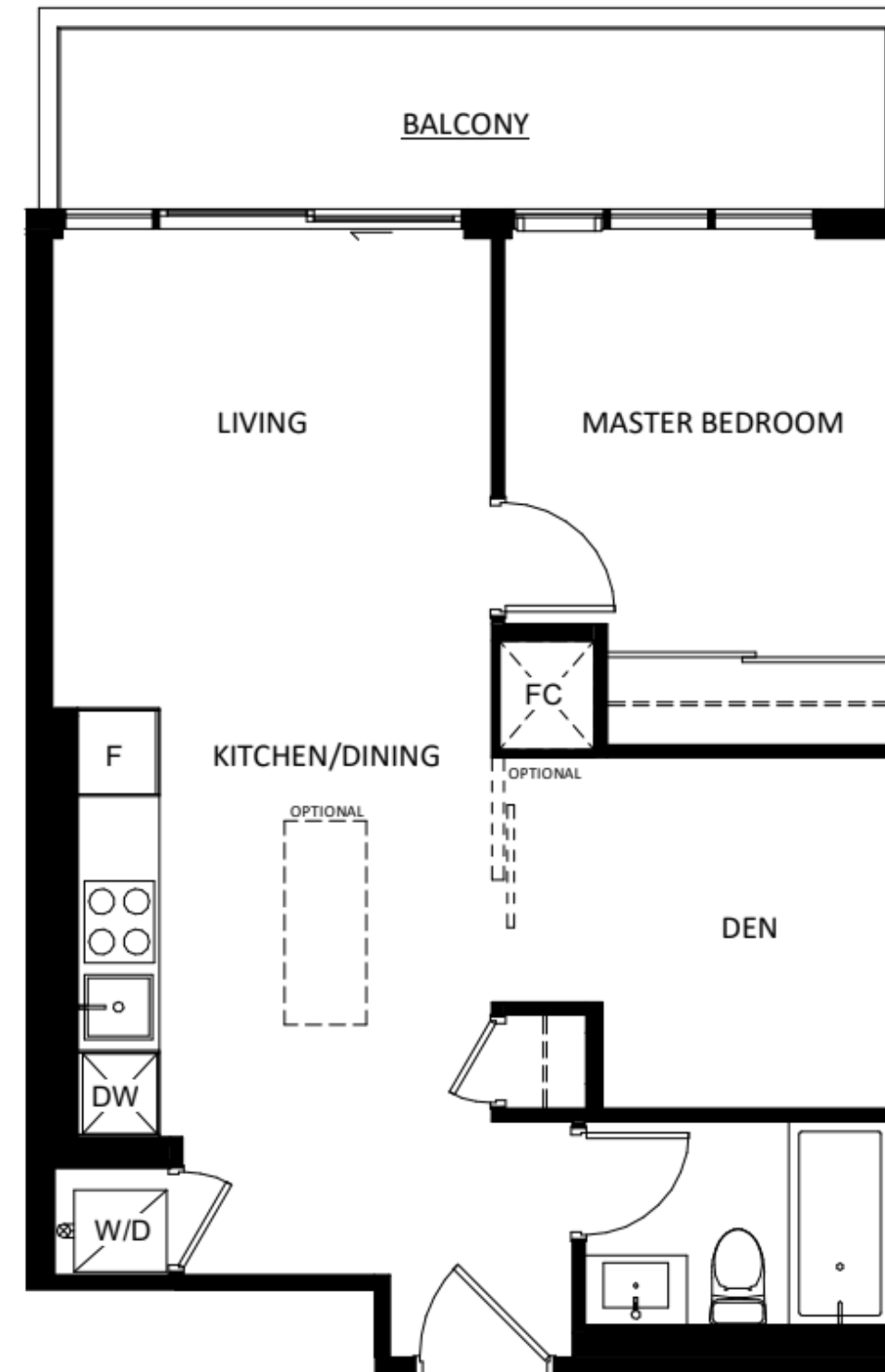
FLOOR PLAN

1+1 bedroom

1 bathroom

Interior 588 sq ft + balcony 104 sq ft

Total = 692 sq ft



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

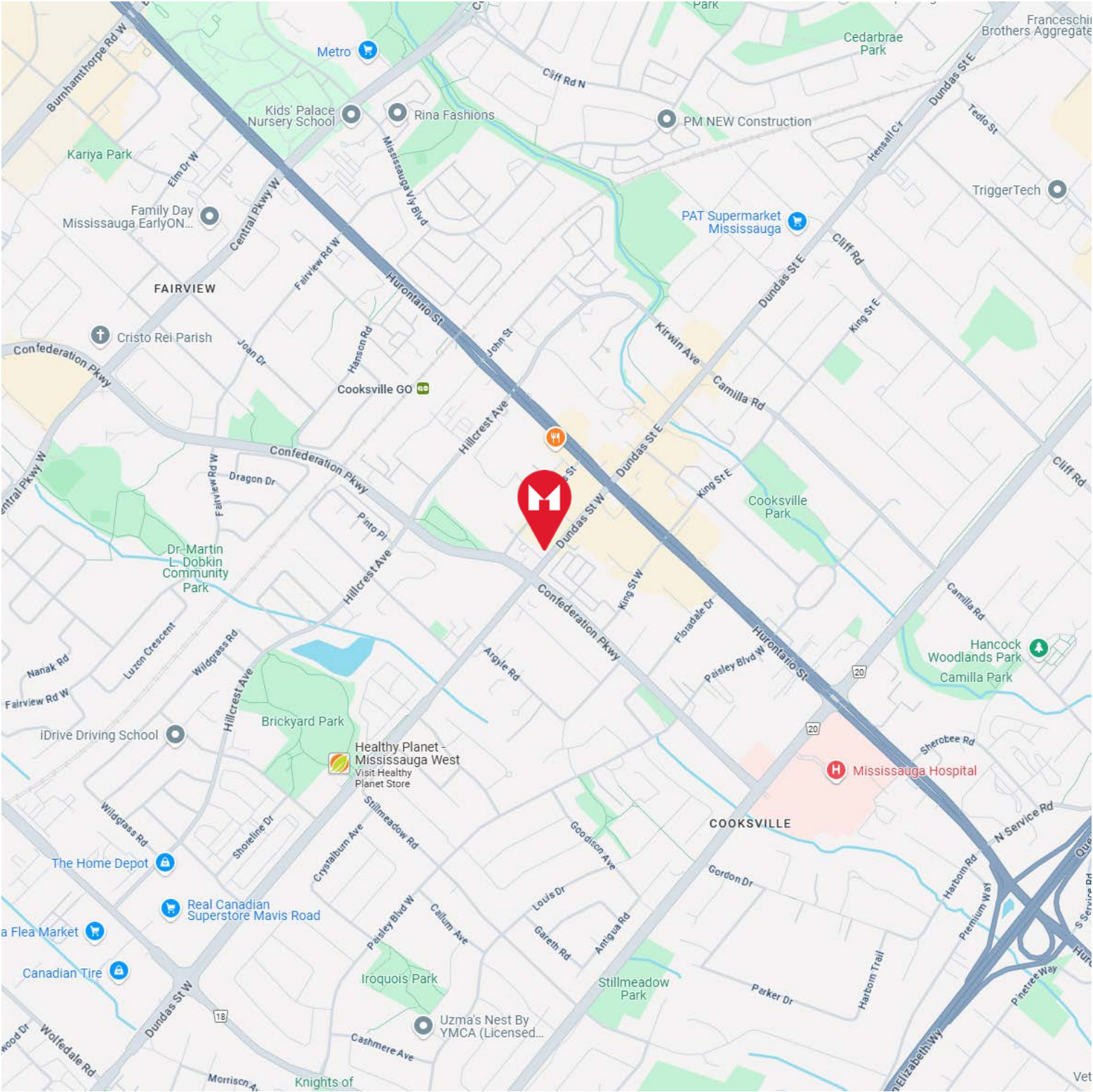
- Option of Ombré or Neige with custom vanity bathroom cabinetry featuring composite quartz countertop and undermount sink
- Contemporary single-lever faucet with chrome finish
- Custom-designed mirror above vanity and wall sconce
- Full-height ceramic mosaic tiling in the tub surround and separate shower 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
- TD Canada Trust**
2580 Hurontario St, Mississauga
- Shell**
354 Dundas St E, Mississauga
- Food Basics**
2550 Hurontario St, Mississauga
- FreshCo**
2500 Hurontario St, Mississauga
- The Mississaugua Golf and Country Club**
1725 Mississauga Rd, Mississauga
- Mississauga YMCA**
325 Burnhamthorpe Rd W, Mississauga
- Mississauga Valley Community Centre**
1275 Mississauga Vly Blvd, Mississauga
- Shoppers Drug Mart**
2470 Hurontario St, Mississauga
- Mississauga Hospital**
100 Queensway W, Mississauga
- Square One Shopping Centre**
100 City Centre Dr, Mississauga
- Dixie Outlet Mall**
1250 S Service Rd, Mississauga
- Cooksville GO**
3210 Hurontario St, Mississauga
- Brickyard Park**
3061 Clayhill Rd, Mississauga
- Kariya Park**
3620 Kariya Dr, Mississauga

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

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- ▶ 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**

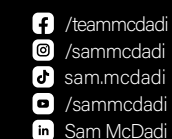


In 2018, Team McDadi donated \$250,000 to Trillium Health Partners Foundation.
In 2020, we increased our pledge to donate \$1,000,000.



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



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N. Mississauga 1034 Clarkson Rd	905 823 1500
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