

Oro at Edge Towers

1205 - 36 Elm Dr,
Mississauga

Assignment Sale
\$649,000



SAM McDADI
REAL ESTATE BROKERAGE



WELCOME

Welcome to Solmar's newly released Oro at Edge Tower 3. This remarkable, sun-filled 1 + 1 bedroom unit offers an open concept floor plan with beautiful finishes that include laminate hardwood floors, a beautiful kitchen with quartz countertops and stainless steel appliances, and 1.5 bathrooms. The balance of the building is designed with all the bells and whistles you've been dreaming of - state-of-the-art gym, yoga studio, outdoor community terraces, a private movie theatre and more. For those of you that love to enjoy the city's hustle and bustle, you're steps to great restaurants, Sq1 shopping mall, cafes, and Hurontario's future LRT! Quick and easy commute to Downtown Toronto via the QEW as well. Don't delay on this amazing opportunity!

**Illustrations are artist's concepts and may not be representative of the final product. Specifications are subject to change without notice.*





*Images are for illustrative purposes only



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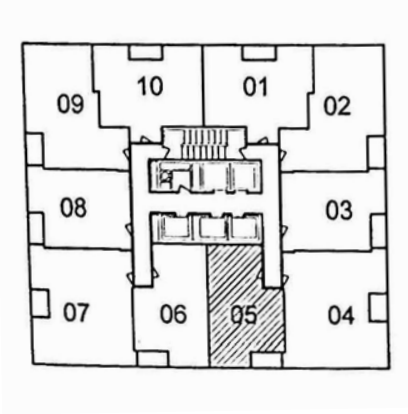
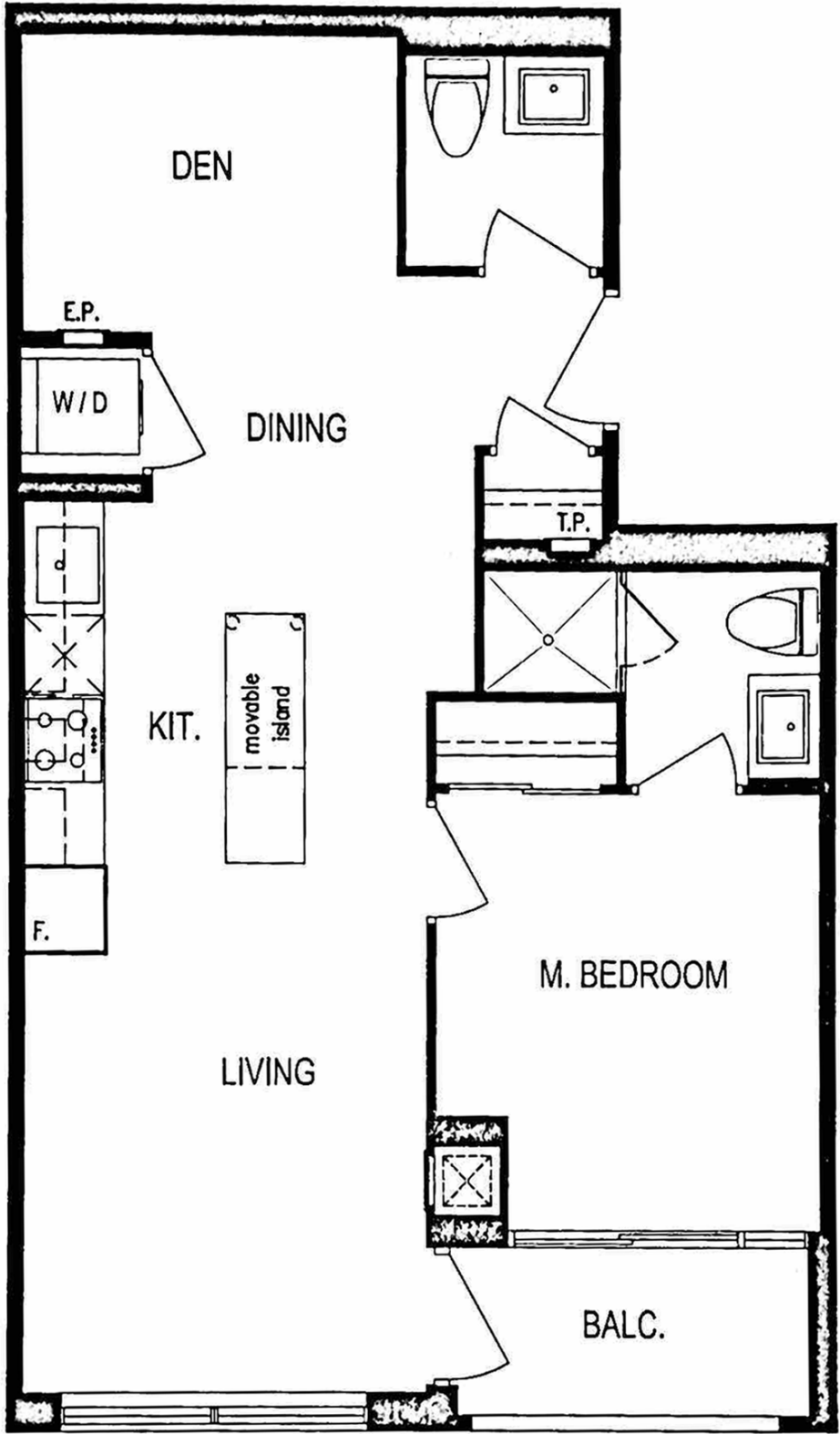
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FLOOR PLAN

Total: 645 sq ft
Suite: 610 sq ft
Balcony: 35 sq ft



FEATURES

IMPRESSIVE BUILDING FEATURES

With the Hurontario LRT at your doorstep, go beyond condominium living with building features that sets Edge Towers apart from the rest. Luxurious living is yours with a 24 hour concierge service available to residents to assist with anything you may need. Within the building there are amenities that will fulfill any of your needs and desires, including 2 party rooms, 2 guest suites, games room, theater room, wifi lounge, state of the art fitness centre, yoga room and sports lounge, as well as an elegant lobby furnished with luxurious accents. All amenities walk out to a terrace finished with a fire pit and comfortable seating, as well as beautifully landscaped exteriors, lets you enjoy the outdoors with style and sophistication.

REFINED SUITE INTERIORS

To ensure that only the best goes into your home, each suite has been designed with you in mind, reflecting the high standards of Edge Towers and its residents.

- 9 ceiling heights on Floors 2 through 38
- Soaring 10' ceiling heights in Penthouse units
- Classic smooth ceilings painted with flat paint throughout
- All Interior walls will be primed and painted with high quality latex paint
- Kitchen, bathroom(s), laundry areas all elegantly trim painted with white semi-gloss paint
- 7 paneled doors complete with contemporary brushed nickel hardware
- Contemporary baseboard and casing trim package for all typical suites throughout
- 8 solid core paneled doors on Penthouse Levels with contemporary brushed nickel hardware

- Contemporary upgraded baseboard and casing trim package for all Penthouse Level Suites
- Entry closet with single door or mirrored sliding doors (as indicated on plans)
- Green friendly thermal insulated energy efficient double glazed tinted windows

SIGNATURE KITCHEN

Edge Towers offers state of the art, modern kitchens that come with only the highest quality enhancements. Take your kitchen to the upper echelon of style and functionality with our exclusive appliance package for everything you need in your kitchen.

- High quality 4 piece 24" Appliance package:
 - Fully integrated refrigerator
 - Stainless steel oven with glass top
 - Fully integrated dishwasher
 - High performance, European-style designer hood fan
- European style cabinetry to be selected from Vendor's included selections
- Kitchen under-cabinet lighting with valance
- Luxurious quartz 2cm countertops with polished square edge selected from Vendor's included selections
- Sleek single under-mount stainless steel sink with modern integrated pull-out spray faucet
- Elegant glazed porcelain and/or ceramic tile backsplash selected from Vendor's included selections

FLOOR FINISHINGS

- Premium laminate floating floor throughout living and dining rooms, breakfast area, den, bedrooms, hallways and foyer selected from Vendor's included selections
- 12" by 12" or 12" by 24" timeless glazed porcelain and/or ceramic tiles to be included within the Vendor's included selections

SPA-INSPIRED BATHROOMS

- European style vanity selected from Vendors included selections
- 2cm elegant quartz or marble countertop selected from Vendor's included selections
- Frameless shower glass doors (as indicated on plan)
- Contemporary deep 5 ft soaker tub with integrated shower head as per plan
- Glazed porcelain and/or ceramic tile for tub enclosures and shower stalls selected from Vendor's included selections
- Luxurious pressure balanced, temperature controlled shower faucet
- Convenient exhaust fan vented to exterior
- Flattering vanity chrome strip lighting
- Beveled designer vanity mirror

LAUNDRY

- Convenient in-suite energy efficient stacked white washer/dryer vented to exterior
- Quick water shut off valve
- Easy Access Lint Trap

ELECTRICAL SERVICE AND FIXTURES

- Individual 100 amp service panel with circuit breakers
- Individually metered hydro service to each suite
- White designer receptacles and switches throughout
- Ceiling light fixtures in foyer, hallway(s), walk-in closet(s), kitchen, den and breakfast area as per plan
- Capped ceiling light outlet in dining room as per buildings included location
- Convenient switch controlled receptacle outlets in living room

COMMUNICATION

- All residences are conveniently pre-wired for cable television, telephone and internet services
- Unlimited gigabyte fiber internet to every suite included in your monthly maintenance fees

- Pre-wired TV and telephone outlets in living room and bedroom(s)

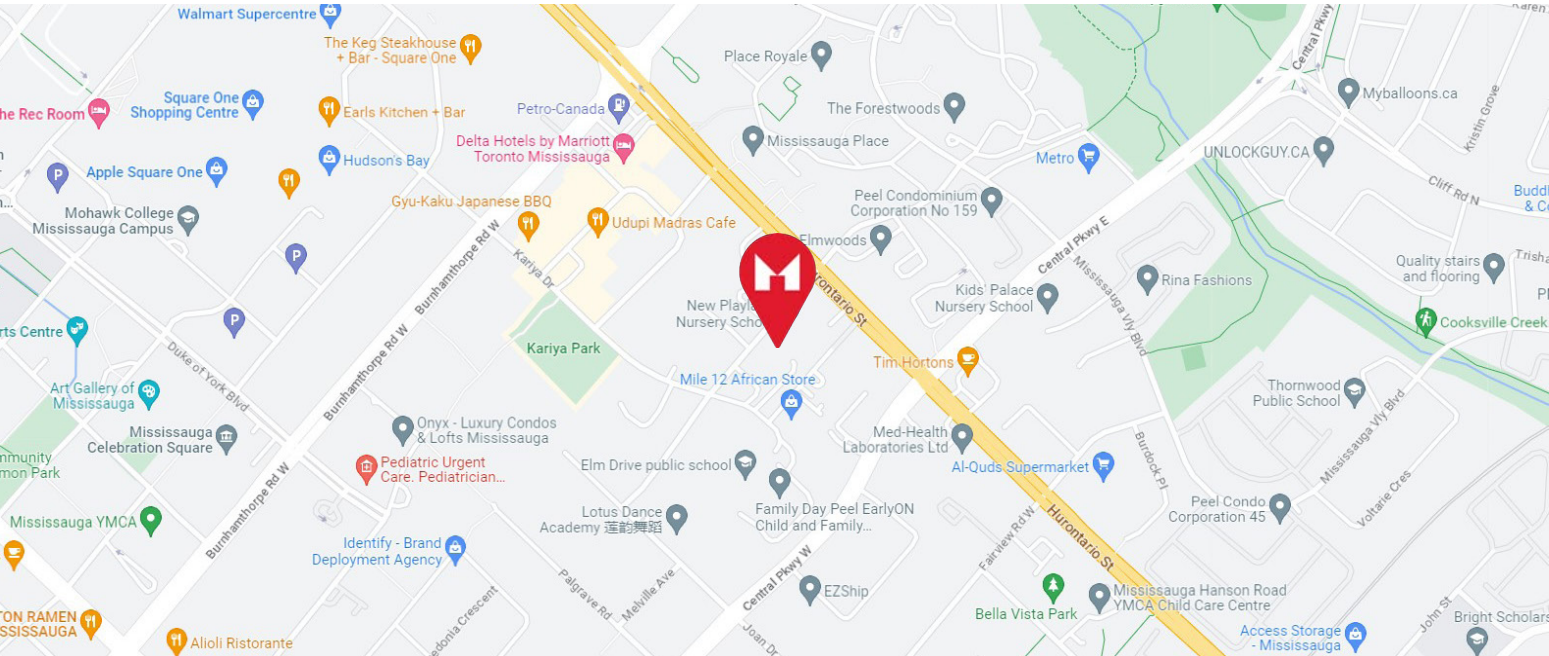
SAFETY AND SECURITY

- Well lit underground parking with security cameras
- Personally encoded suite intrusion alarm with suite door contact and keypad, (monitoring to be arranged by purchaser)
- Carbon monoxide and smoke detector(s) hard wired
- Suite fire alarm connected to building fire panel

PERSONAL COMFORT SYSTEM

- Separately metered suites for personal control of suite
- Individually controlled vertical fan coil system providing seasonal heating and air conditioning





Schools

Fairview Public School

3590 Joan Dr, Mississauga

Elm Drive public school

3492 Kariya Dr, Mississauga

Greenbriar High School

3660 Hurontario St #501, Mississauga

The Valleys Sr. Public School

1235 Mississauga Vly Blvd, Mississauga

Thornwood Public School

277 Mississauga Vly Blvd, Mississauga

Sheridan College

4180 Duke of York Blvd, Mississauga

Amenities

Scotiabank

2 Robert Speck Pkwy #100, Mississauga

RBC Royal Bank

33 City Centre Dr, Mississauga

Town & Country Market

4033 Hurontario St, Mississauga

Whole Foods Market

155 Square One Dr, Mississauga

Metro

1585 Mississauga Vly Blvd, Mississauga

Shoppers Drug Mart

1585 Mississauga Vly Blvd, Mississauga

Lakeview Golf Course

1190 Dixie Rd, Mississauga

Square One Shopping Centre

100 City Centre Dr, Mississauga

Mississauga Valley Community Centre

1275 Mississauga Vly Blvd, Mississauga

Trillium Health Partners - Mississauga Hospital

100 Queensway W, Mississauga

LCBO

65 Square One Dr, Mississauga

Starbucks

3670 Hurontario St, Mississauga

Kariya Park

3620 Kariya Dr, Mississauga

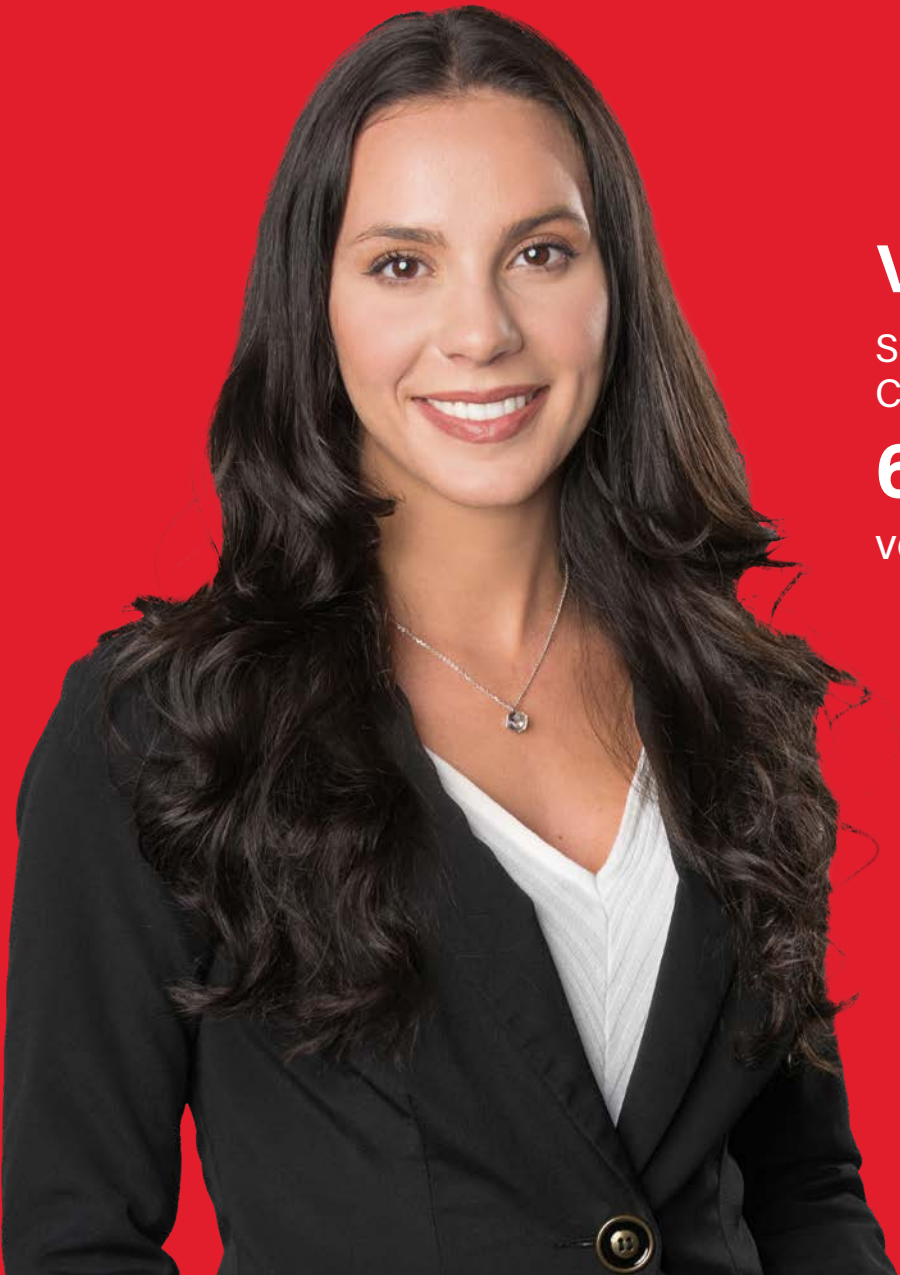
Mississauga Valley Park

1275 Mississauga Vly Blvd, Mississauga

Bishopstoke Park

4160 Bishopstoke Ln, Mississauga

Do you know what your home
is worth in today's market?
Call for a free property evaluation



Veronica Marie Medeiros

Sales Representative
Certified Luxury Home Marketing Specialist

647 469 9407

veronica@mcdadi.com



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

Sam McDADI is also a proud supporter
of numerous charitable organizations:

- Canadian Cancer Society
- Canadian Diabetes Association
- Schizophrenia Society of Ontario
- Sick Kids
- Princess Margaret Hospital Association
- Trillium Health Care
- Rouge Valley Health System
- The Mississauga Food Bank
- The Compass Food Bank
- Mississauga Santa Claus Parade
- Rouge Valley Health System Foundation and Club
- Tennis Canada
- Erindale Little League Tennis Canada
- Heartland Dragons Minor Hockey Association
- Mississauga Girls Hockey League
- Tender Years Co-op
- The Mississauga Tigers
- Port Credit Skating Club
- Batter Up Baseball School
- The Art of Giving
- Family Jingle and Mingle
- Niators - Youth Uniting the Community

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



5805 Whittle Rd #110 Mississauga
1034 Clarkson Rd N. Mississauga
1264 Main St E. Milton
78 Lakeshore Rd W. Oakville
3311 Yonge St Toronto
3 - 4130 Fairview Street, Burlington
110-442 Millen Rd, Hamilton

905 502 1500
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