



**13 Mohawk Ave**  
**Mississauga Ontario L5G 3R5**  
 Mississauga Port Credit Peel  
**SPIS:** N **Taxes:** \$5,344.43/2024 **DOM:** 2  
**Front On:** E  
**Link:** **Acre:**  
 2-Storey  
**Rms:** 7 + 1  
**Bedrooms:** 4  
**Washrooms:** 4  
 1x2xMain, 2x4x2nd, 1x3xBsmt  
**Lot:** 25.09 x 125.22 Feet **Irreg:**  
**Dir/Cross St:** Mohawk Lakeshore

**MLS#:** W9309432 **PIN#:** 134650142  
**Possession Date:** 01/02/2025

<b>Kitchens:</b> 1	<b>Exterior:</b> Brick	<b>Zoning:</b> Residential
<b>Fam Rm:</b> N	<b>Drive:</b> Private	<b>Cable TV:</b> A
<b>Basement:</b> Finished / Walk-Up	<b>Gar/Gar Spcs:</b> Built-In / 1	<b>Hydro:</b> A
<b>Fireplace/Stv:</b> Y	<b>Drive Park Spcs:</b> 1	<b>Gas:</b> A
<b>Heat:</b> Forced Air / Gas	<b>Tot Prk Spcs:</b> 2	<b>Phone:</b> A
<b>A/C:</b> Central Air	<b>UFFI:</b>	<b>Water:</b> Municipal
<b>Central Vac:</b>	<b>Pool:</b> None	<b>Water Supply:</b>
<b>Apx Age:</b>	<b>Energy Cert:</b>	<b>Sewer:</b> Sewers
<b>Apx Sqft:</b>	<b>Cert Level:</b>	<b>Spec Desig:</b> Unknown
<b>Assessment:</b>	<b>GreenPIS:</b>	<b>Farm/Agr:</b>
<b>POTL:</b>	<b>Prop Feat:</b> Fireplace/Stove	<b>Waterfront:</b>
<b>POTL Mo Fee:</b>		<b>Retirement:</b>
<b>Elevator/Lift:</b>		<b>Oth Struct:</b>
<b>Laundry Lev:</b>		
<b>Phys Hdcap-Eqp:</b>		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	19.98	x 12.99	Gas Fireplace	W/O To Deck	Hardwood Floor
2	Dining	Main	11.65	x 10.24	Hardwood Floor	Open Concept	Pot Lights
3	Kitchen	Main	20.08	x 9.22	Breakfast Area	Stainless Steel Appl	Hardwood Floor
4	Prim Bdrm	2nd	25.82	x 19.98	Broadloom	Double Closet	4 Pc Ensuite
5	2nd Br	2nd	12.3	x 9.97	Broadloom	Large Closet	
6	3rd Br	2nd	12.24	x 9.65	Broadloom	Large Closet	
7	4th Br	2nd	10.3	x 9.97	Broadloom	Large Closet	
8	Rec	Bsmt	15.81	x 19.39	Vinyl Floor	Walk-Up	Pot Lights

**Client Remks:** Beautiful 4 bed home awaits you in fantastic Port Credit. Meticulously maintained and renovated over several years to bring out the most in its interior design. The main level is a welcoming open concept floor plan with avant-garde custom cabinetry in kitchen and bathrooms. This house is unique in its colourful, chic design cues and includes many carefully considered details from the boiling water tap and the make-up table, to the exterior BBQ gas hook-up. The back yard features a large deck ideal for entertaining. The second floor has 4 bedrooms with multiple sun tunnels including the large Master with private 4pc Ensuite. The basement has a bright rec room with walk-up to the back yard. The garage door has been widened to comfortably fit your vehicle. 200amp service with 220V hook up in garage. Doc attached with renovation and upgrade dates. Put this on your short must see list.

**Extras:** Enjoy everything Port Credit has to offer. Walk to Go Train, Trendy restaurants and shops. Close to schools, Mississauga waterfront trail, Transit. An absolutely wonderful location.

**Listing Contracted With:** ONE PERCENT REALTY LTD. **Ph:** 888-966-3111