



2597 Whaley Dr
Mississauga Ontario L5B1X1
 Mississauga Cooksville Peel 472-40-N
Taxes: \$7,520.00 / 2014
Plan 401 Lot 23

List: \$1,560,000 For: Sale

SPIS: N **Last Status:** Pc

Detached **Fronting On:** E **Rms:** 9 + 4
2-Storey **Acre:** **Bedrooms:** 4 + 2
Lot: 0 x 0 Feet **Washrooms:** 5
Irreg: 1x2xMain, 1x4x2nd, 1x4xBsmt,
 1x3x2nd, 1x5x2nd
Dir/Cross St: Dundas & Mavis

MLS#: W3350177 **Possession:** Immediate

PIN#:

Kitchens: 1
Fam Rm: Y
Basement: Finished / Sep Entrance
Fireplace/Stv: Y
Heat: Forced Air / Gas
A/C: Central Air
Central Vac:
Apx Age: 0-5
Apx Sqft:
Assessment:
Addl Mo Fee:
Elevator/Lift:
Laundry Lev:
Phys Hdp-Eqp:

Exterior: Stone / Stucco/Plaster
Drive: Private
Garage: Attached / 2.0
Park Spaces: 6
UFFI: No
Pool: None
Energy Cert:
Cert Level:
GreenPIS:
Prop Feat: Clear View, Cul De Sac

Zoning:
Cable TV: A
Hydro: A
Gas: A
Phone: A
Water: Municipal
Water Supply:
Sewer: Sewers
Spec Desig: Unknown
Farm/Agr:
Waterfront:
Retirement:
Oth Struct: Garden Shed

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	18.04	x 18.04	Marble Floor	Double Closet	Pot Lights
2	Living	Main	14.01	x 13.61	Crown Moulding	Picture Window	Hardwood Floor
3	Dining	Main	16.40	x 13.61	Pot Lights	Coffered Ceiling	Hardwood Floor
4	Kitchen	Main	18.04	x 16.07	Centre Island	Granite Counter	Marble Floor
5	Family	Main	17.71	x 18.04	Electric Fireplace	Coffered Ceiling	Hardwood Floor
6	Den	2nd	10.82	x 17.06	French Doors	Coffered Ceiling	Hardwood Floor
7	Master	2nd	20.34	x 17.38	6 Pc Ensuite	W/I Closet	Hardwood Floor
8	2nd Br	2nd	20.01	x 16.73	4 Pc Ensuite	Double Closet	Hardwood Floor
9	3rd Br	2nd	14.10	x 10.82	Hardwood Floor	Double Closet	3 Pc Bath
10	4th Br	2nd	13.45	x 12.14	Hardwood Floor	Double Closet	3 Pc Bath
11	5th Br	Bsmt	13.45	x 12.79	Above Grade Window	4 Pc Ensuite	Hardwood Floor
12	Br	Bsmt	11.48	x 9.51	Closet	Hardwood Floor	

Client Remks: Custom Build Home! Quiet Deadend Cul-De Sac. Close To Shopping, Hwys, Park, Trillium Hospital, Landscaping, Wood Deck, Oversized Garage. High Quality Finishes, 10' & 9' Ceilings, 4500 Sq Ft. Mn Flr + 320 Sqft. Open To Above 20' Ceilings + 2325 S.F. Fireplaces Throughout/Sep. Ent. To Finished Bsmt W/ Sauna Ensuite, Washroom, Bar, Wine/Cold Room, 2 Bdrms, Rec Room W/ Wet Bar. 3/4' Oak Floors & Stairs, Marble, Limestone, Wrought Iron Railings/Designer Kitchen W/ 2 Sink & Granite!

Extras: Inclusions: None, Sold As Is As Per Schedule "A", Exclusions: All, Sold As Is As Per Schedule "A", All Measurements & Taxes To Be Independently Verified By Buyer/Buyers Agent. Must Be Irrevocable For 5 Days For Acceptance Or Counter Offer.

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