

	2597 Whaley Dr Mississauga Ontario L5B1X1 Mississauga Cooksville Peel 472-40-N Taxes: \$7,520.00 / 2014 Plan 401 Lot 23		List: \$1,617,000 For: Sale
	Detached 2-Storey Lot: 0 x 0 Feet Irreg:	Fronting On: E Acre:	Rms: 9 + 4 Bedrooms: 4 + 2 Washrooms: 5 1x2xMain, 1x4x2nd, 1x4xBsmt, 1x3x2nd, 1x5x2nd
Dir/Cross St: Dundas & Mavis			

MLS#: W3350177 Possession: Immediate		PIN#:	
Kitchens:	1	Exterior:	Stone / Stucco/Plaster
Fam Rm:	Y	Drive:	Private
Basement:	Finished / Sep Entrance	Garage:	Attached / 2.0
Fireplace/Stv:	Y	Park Spaces:	6
Heat:	Forced Air / Gas	UFFI:	No
A/C:	Central Air	Pool:	None
Central Vac:		Energy Cert:	
Apx Age:	0-5	Cert Level:	
Apx Sqft:		GreenPIS:	
Assessment:		Prop Feat:	Clear View, Cul De Sac
Addl Mo Fee:		Zoning:	
Elevator/Lift:		Cable TV:	A
Laundry Lev:		Hydro:	A
Phys Hdp-Eqp:		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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