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|  | 1945 Mississauga Rd Mississauga Ontario L5H2K5 Mississauga Sheridan Peel 472-38-P SPIS: N Taxes: \$34,381.82 / 2014 DOM: 14 | | List: \$4,200,000 For: Sale |
| | Detached 2-Storey | Front On: E Acre: | Rms: 12 + 4 Bedrooms: 5 Washrooms: 7 3x6, 1x4, 1x3, 2x2 |
| Lot: 187.8 x 145.47 Feet Irreg: Dir/Cross St: Q.E.W. /Mississauga Rd | | | |

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|------------------------|------------------|---------------------------------|----------------|------------------------------|--------|----------------------|-----------|
| MLS#: W3247862 | | Contract Date: 6/29/2015 | | Possession: 30/60/Tba | | PIN#: | |
| Kitchens: | 1 + 1 | Exterior: | Brick / Stone | Zoning: | | Cable TV: | |
| Fam Rm: | Y | Drive: | Private | Hydro: | | Gas: | |
| Basement: | Finished / W/O | Garage: | Attached / 3.0 | Phone: | | Water: | Municipal |
| Fireplace/Stv: | Y | Park Spaces: | 8 | Waterfront: | | Water Supply: | |
| Heat: | Forced Air / Gas | UFFI: | | Sewer: | Sewers | Spec Desig: | Unknown |
| A/C: | Central Air | Pool: | Inground | Farm/Agr: | | Retirement: | |
| Central Vac: | | Energy Cert: | | Oth Struct: | | | |
| Apx Age: | | Cert Level: | | | | | |
| Apx Sqft: | 5000+ | GreenPIS: | | | | | |
| Assessment: | | Prop Feat: | | | | | |
| Addl Mo Fee: | | | | | | | |
| Elevator/Lift: | | | | | | | |
| Laundry Lev: | Main | | | | | | |
| Phys Hdcap-Eqp: | | | | | | | |

| # | Room | Level | | | Description | | |
|----|---------|-------|-------|--------|-----------------|-------------------|----------------|
| 1 | Living | Main | 10.44 | x 4.64 | Hardwood Floor | Fireplace | Pot Lights |
| 2 | Dining | Main | 7.11 | x 4.10 | Hardwood Floor | Formal Rm | W/O To Balcony |
| 3 | Kitchen | Main | 7.62 | x 6.40 | Granite Counter | B/I Appliances | Pot Lights |
| 4 | Family | Main | 6.09 | x 5.23 | Hardwood Floor | Cathedral Ceiling | B/I Shelves |
| 5 | Den | Main | 4.26 | x 4.26 | Hardwood Floor | Fireplace | B/I Bookcase |
| 6 | Master | 2nd | 7.31 | x 4.80 | Hardwood Floor | 6 Pc Ensuite | Fireplace |
| 7 | 2nd Br | 2nd | 4.90 | x 3.95 | Hardwood Floor | 3 Pc Ensuite | W/I Closet |
| 8 | 3rd Br | 2nd | 4.61 | x 3.77 | Hardwood Floor | 6 Pc Ensuite | W/I Closet |
| 9 | 4th Br | 2nd | 3.76 | x 4.85 | Hardwood Floor | 6 Pc Ensuite | Large Closet |
| 10 | 5th Br | 2nd | 4.31 | x 5.03 | Hardwood Floor | 4 Pc Ensuite | W/I Closet |
| 11 | Rec | Bsmt | 15.18 | x 4.55 | Wood Floor | Fireplace | W/O To Pool |
| 12 | Family | Bsmt | 9.76 | x 3.61 | Slate Flooring | Pot Lights | Fireplace |

Client Remks: A Master Built Estate With Magnificent Curb Appeal. Situated On A Premium Lot In The Prestigious Mississauga Road Area. Approx 12000 Sq Ft Of Luxury Living Space. 5 Spacious Bedrooms All With Ensuite Baths. Master Bedroom Has Separate Sitting Area With Fireplace. Gourmet Kitchen With Granite Countertops, Centre Island And B/I Top Of The Line Appliances. Professionally Finished Basement With Huge Rec Room, Second Kitchen, Steam Room And Sauna. Picturesque

Extras: Backyard With In Ground Pool That Overlooks Mississauga Golf & Country Club & Ravine. Easy Access To Qew And Minutes To Toronto Airport. Incls: All Exist Electrical Light Fixtures & All Existing Window Coverings. Exist 2 Fridges, 2 Stoves,

Listing Contracted With: SAM MCDADI REAL ESTATE INC., BROKERAGE **Ph:** 905-502-1500