

	1386 Applewood Rd		List: \$1,438,000 For: Sale
	Mississauga Ontario L5E 2M1		
Mississauga Lakeview Peel			
SPIS: N		Taxes: \$6,532.00 / 2024	DOM: 0
Detached		Front On: W	Rms: 8
Link: N		Acre: < .50	Bedrooms: 1 + 2
Bungalow			Washrooms: 3
1x2xMain, 1x5xMain, 1x3xBsmt			
Lot: 58 x 129.58 Feet Irreg:			
Dir/Cross St: Halliday Ave / Applewood Rd			

MLS#: W8345762 Contract Date: 5/16/2024 PIN#: 134790102
 Assignment: N Fractional Ownership: N
 Possession Remarks: Flexible

Kitchens: 1	Exterior: Stucco/Plaster	Zoning: Residential
Fam Rm: N	Drive: Pvt Double	Cable TV: A
Basement: Finished / Sep Entrance	Gar/Gar Spcs: Attached / 1.0	Hydro: A
Fireplace/Stv: Y	Drive Park Spcs: 4	Gas: A
Heat: Forced Air / Gas	Tot Prk Spcs: 5.0	Phone: A
A/C: Central Air	UFFI:	Water: Municipal
Central Vac:	Pool: Inground	Water Supply:
Apx Age: 51-99	Energy Cert: N	Sewer: Sewers
Apx Sqft: 1100-1500	Cert Level:	Spec Desig: Unknown
Assessment: 741000 / 2024	GreenPIS: N	Farm/Agr:
POTL: N	Prop Feat: Golf, Park, Rec Centre, School	Waterfront:
POTL Mo Fee:		Retirement:
Elevator/Lift: N		Oth Struct:
Laundry Lev: Lower		
Phys Hdcap-Eqp:		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main			Closet	Hardwood Floor	Recessed Lights
2	Living	Main	12.40	x 17.32	Hardwood Floor	Large Window	Recessed Lights
3	Kitchen	Main	11.58	x 10.23	Granite Counter	Stainless Steel Appl	W/O To Pool
4	Dining	Main	11.58	x 11.41	Hardwood Floor	Open Concept	W/O To Pool
5	Prim Bdrm	Main	14.99	x 11.09	5 Pc Ensuite	Hardwood Floor	W/I Closet
6	2nd Br	Bsmt	11.09	x 10.76	Hardwood Floor	Recessed Lights	Window
7	3rd Br	Bsmt	12.07	x 10.76	Hardwood Floor	Recessed Lights	Window
8	Rec	Bsmt	23.65	x 24.90	3 Pc Bath	Hardwood Floor	Window

Client Remks: Nestled on the coveted Applewood Road in Lakeview, this renovated raised bungalow features the Harold Shipp Homes aesthetic and epitomizes modern elegance amidst a mature tree-lined neighbourhood. Surrounded by a blend of custom homes, this property sits on a large 58x129ft lot. Lakeview presents an opportunity for buyers seeking an experience-rich community surrounded by parks and the waterfront trails of Lake Ontario. Steps away from The Toronto Golf Club, Lakeview Golf Course and Port Credit Yacht Club. This residence's layout caters to various lifestyles; whether you're downsizing gracefully, embarking on a new journey or exploring the potential for an income suite (made possible by a separate entrance to the lower level!) Spanning almost 2000 sqft across two levels, the home seamlessly blends sophistication with functionality. The main level welcomes you into an expansive design with a reimagined kitchen boasting ample space for dining and entertaining. Features include stainless steel appliances (inc. gas stove), a buffet island, and lots of natural light from the new rear windows and sliding doors. By relocating the staircase the living room increased spaciousness. The executive primary bedroom is a sanctuary of comfort, easily accommodates a king-sized bed, and is completed with a renovated ensuite bathroom. The lower level is a versatile flex space featuring two full-sized bedrooms and a 3pc bath with a walk-in shower. Step outside to your backyard retreat where over \$250,000 has been invested in curating a haven of relaxation. From the in-ground pool, complete with a cushioned tanning lounge, to the meticulously landscaped backyard lined with mature trees; featuring an interlocked patio and private beach area, every detail exudes a spa-like experience. Embrace the privacy of backing into green space whether lounging by the pool, entertaining on the deck or unwinding in the hot tub beneath the starlit sky.

Extras: Hydro Lines In Rear Are Inactive. Roof '19, Pool '19, Furnace '20, Basement flooring '24, Patio window '20, Deck '19, Pool features interlocking stones, heated salt water, padded tanning area '20, Hot Tub'20

Listing Contracted With: KELLER WILLIAMS REAL ESTATE ASSOCIATES Ph: 905-812-8123