

www.1281MississaugaRoad.com



Welcome Home!



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5055 Plantation Place, Mississauga, ON L5M 6J3

Royal LePage Real Estate Services Ltd., Brokerage

1281 Mississauga Road

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Meticulous attention to detail is found in this brand new custom home by Iva Homes Ltd. Prestigious Mississauga Road/Lorne Park address. 4,337 sq. ft. + approx. 2,100 sq. ft. finished basement.

MAIN LEVEL

Foyer

- Solid Mahogany Front door (bevelled glass on each side)
- Limestone flooring
- 20 ft ceiling

Great Room 26.18' x 19.65'

- 20 ft ceiling
- Porcelain Gas Fireplace
- 2 built-in wall units (each side of fireplace)
- Long bench under window with 5 drawers
- Wired for flat screen and sound (throughout home)
- 12 pot lights and 2 speakers in ceiling



Gourmet Kitchen 18.67' x 12.40'

Breakfast Area 16.67' x 12.40'

- Centre Island
- Caesar Stone Counters
- Walk-in Pantry
- French Doors to stone patio
- 15 pot lights and 2 speakers in ceiling

Living Room 15.85' x 12.50'

- Coffered ceiling
- Pocket doors with glass inlay to den
- 4 pot lights and 2 speakers in ceiling



Dining Room 17.09' x 12.01'

- Bay window
- 6 pot lights and 2 speakers in ceiling
- Coffered ceiling

Main Floor Den 13.81' x 10.99'

- Built-in cabinets
- Coffered ceiling

UPPER LEVEL

Master Bedroom 18.83' x 14.67'

- 7 pot lights, 1 ceiling light and 2 wall lights
- Walk-in closet with organizers (place for everything . . . shoes, hanging clothes and folded garments)

Ensuite 6 Piece

- Double steam shower with bench
- Marble counter with 2 undermount sinks
- Deep free-standing tub
- 3 accent lights on mirror
- Pot lights and stereo speakers

Second Bedroom 18.41' x 11.09'

- 2 pot lights and 1 ceiling light
- Closet with organizer
- Semi-ensuite - 4 piece

Third Bedroom 15.49' x 12.01'

- 2 pot lights and 1 ceiling light
- Walk-in closet with organizer
- Semi-ensuite - 4 piece

Fourth Bedroom 14.01' x 10.99'

- 2 pot lights and 1 ceiling light
- Closet with organizer
- 3 piece ensuite



LOWER LEVEL - COMPLETELY FINISHED

- Engineered hardwood flooring with radiant in-floor heating
- Pot-lighting throughout
- Ceiling speakers
- Recreation room with gas fireplace
- 5th bedroom with 4-piece ensuite and walk-in closet
- Exercise/Theatre/6th Bedroom
 - * walk-in closet
 - * 3 piece ensuite with steam shower
- Huge cold cellar/wine cellar
- Furnace room with limestone flooring
 - * HRV - (heat recovery ventilator)
 - * Radiant in-floor heating system
 - * Infinity heating system
- Storage room with limestone flooring
- All windows are above grade



Other Inclusions

- 10 ft ceilings on main level, 9 ft on the upper and lower levels
- Paradox Security System
- Central Air Conditioning and Central Vacuum
- Wire-brushed oak hardwood and limestone flooring throughout
- 7 1/2" baseboards
- 8-10 inch Crown Mouldings
- 8 ft solid wood doors throughout
- 2nd floor laundry room
- Wired for sound throughout
- Close to Mississauga Golf & Country Club, University of Toronto (Mississauga campus), Lake Ontario and Port Credit Marina

Legal Information

Lot Size: 104.72 x 159.12 ft Irregular
Taxes: To Be Verified
Heating: Forced Air / Natural Gas
Possession: Immediate / To Be Arranged

ALL information contained herein has been supplied by the Vendor to the best of his knowledge and while deemed accurate is NOT guaranteed. ALL measurements are approximate.