

**Prepared by SUSAN LANCASTER, Broker  
ROYAL LEPAGE REAL ESTATE SERVICES LTD., BROKERAGE**

5055 Plantation Place, Mississauga, ON L5M6J3

905-828-1122

2/26/2010 9:14:10 AM



**1487 Pickwick Dr**  
Mississauga, Ontario L5V1V7 W19 465-38-F  
Plan 43M 1047 Lt 97  
SPIS: N                      DOM: 1                      Taxes: \$4,253.53/2009                      Last Status: Sld

**Sold:**  
**List: \$559,900**

Detached                      Fronting On: N                      Rooms: 8+3  
2-Storey                      Acreage: < .49                      Bedrooms: 4+3  
Dir/Cross St: Creditview/ Bristol                      Washrooms: 4  
Lot: 39.37X109.91 Feet                      Irreg:                      2x5, 1x2, 1x4

MLS#: W1782118                      Seller:                      Contact After Exp: N                      Holdover: 90  
PIN#:                      Occupancy: Own+Ten

Kitchens: 1 + 1  
Fam Rm: Y  
Basement: Finished  
Sep Entrance  
Fireplace/Stv: Y  
Heat: Gas  
Forced Air  
CAC: Y Central Vac: N  
Apx Age: 6-15  
Apx Sqft: 2500-3000  
Assessment:  
Addl Mo Fee:  
Elevator: N Laundry Lev: Main

Exterior: Brick  
Drive: Private  
GarType/Spaces: Built-In/2  
Parking Spaces: 2  
UFFI: No  
Pool: None

Zoning: Single Family Residence  
Cable TV: Y Hydro: Y  
Gas: Y Phone: Y  
Water: Municipal  
Water Supply:  
Sewers: Sewers  
Spec Desig: Unknown  
Farm/Agr:  
Waterfront:  
Retirement: N

| # Room      | Level | Dimensions (ft) |               |                |                  |
|-------------|-------|-----------------|---------------|----------------|------------------|
| 1 Living    | Main  | 13.35 x 12.20   | Formal Rm     | Laminate       |                  |
| 2 Dining    | Main  | 12.80 x 12.04   | Formal Rm     | Laminate       | Coffered Ceiling |
| 3 Kitchen   | Main  | 13.29 x 10.50   | Ceramic Floor | Modern Kitchen | Eat-In Kitchen   |
| 4 Breakfast | Main  | 13.29 x 8.20    | Ceramic Floor | W/O To Deck    |                  |
| 5 Family    | Main  | 15.75 x 12.20   | Laminate      | Gas Fireplace  |                  |
| 6 Master    | 2nd   | 17.03 x 16.60   | W/I Closet    | Step-Up        | His/Hers Closets |
| 7 2nd Br    | 2nd   | 12.01 x 10.04   | Broadloom     | Closet         |                  |
| 8 3rd Br    | 2nd   | 12.60 x 11.29   | Broadloom     | Closet         |                  |
| 9 4th Br    | 2nd   | 13.78 x 12.27   | Broadloom     | Closet         |                  |

**Remarks For Clients:** Beautiful Discoveries, Breathtaking Delicacy, Clever Blent Of Comfort And Charm, This 4Br 2602 Sq Ft(App) Desirable Center Hall Plan W/Formal Living Room W/Butlers Pantry, Upgraded Sparkling Kitchen With Large Cabinets W/O To Deck Good Size Family Room W/ Gas Fireplace, Grand Curved Staircase, California Shutters, Main FI Laundry, Enclosed Front Porch, Seperate Entrance To The 3 Bdrm Basement From Garage Boast Income Potential. Wow This Pearl Has It All!!!

**Extras:** 2 Fridges, 2 Stoves, Washer, Dryer, Built In Dishwasher, C-Air, Elfs, Window Coverings...Prime Mississauga Location, Near All Amenities

**Mortgage Comments:**

Co-Op: ROYAL LEPAGE REAL ESTATE SERVICES LTD., BROKERAGE

Susan Lancaster, Broker

Contract Date: 2/3/2010                      Sold Date: 2/4/2010                      Leased Terms:  
Expiry Date: 4/10/2010                      Closing Date: 5/14/2010                      Original Price: \$559,900  
Last Update: 2/8/2010