



Together, for better !

一份信任，三份回报！



MLS Listing - 4274 Gayling Gdns, Mississauga



4274 Gayling Gdns **List: \$799,000 For: Sale**

Mississauga Ontario L5L 1Z9

Mississauga Erin Mills Peel

SPIS: N **Taxes:** \$5,963.89/2024

Semi-Detached

Front On: W

Rms: 6 + 1

Link:

Acre:

Bedrooms: 3

2-Storey

Washrooms: 3

1x2xMain, 1x4x2nd, 1x3xBsmt

Lot: 28.83 x 223 Feet **Irreg:**

Dir/Cross St: Burnhamthorpe Rd.W./Winston Churchill Blvd.

MLS#: W9357247

PIN#: 133980036

Possession Remarks: TBD

Kitchens: 1	Exterior: Brick / Other	Zoning:
Fam Rm: N	Drive: Private	Cable TV:
Basement: Finished	Gar/Gar Spcs: Attached / 1	Hydro:
Fireplace/Stv: N	Drive Park Spcs: 3	Gas:
Heat: Forced Air / Gas	Tot Prk Spcs: 4	Phone:
A/C: Central Air	UFFI:	Water: Municipal
Central Vac:	Pool: Inground	Water Supply:
Apx Age:	Energy Cert:	Sewer: Sewers
Apx Sqft:	Cert Level:	Spec Desig: Unknown
Assessment:	GreenPIS:	Farm/Agr:
POTL:	Prop Feat:	Waterfront:
POTL Mo Fee:		Retirement:
Elevator/Lift:		Oth Struct:
Laundry Lev: Lower		
Phys Hdcap-Eqp:		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	13.75	x 10.43	Hardwood Floor	Quartz Counter	Stainless Steel Appl
2	Dining	Main	10.66	x 8.92	Hardwood Floor	W/O To Deck	
3	Living	Main	17.85	x 10.66	Hardwood Floor	Picture Window	
4	Prim Bdrm	2nd	16.24	x 11.09	Laminate	His/Hers Closets	Large Window
5	2nd Br	2nd	13.25	x 9.25	Laminate	Closet	
6	3rd Br	2nd	10.43	x 8.92	Laminate	Closet	
7	Rec	Bsmt	17.75	x 14.5	Broadloom	Closet	B/I Shelves

Client Remks: 5 Elite Picks! Here Are 5 Reasons To Make This Home Your Own: 1. Spectacular Backyard Oasis on 223' Deep Lot Boasting In-Ground Salt Water Pool, Lovely Deck, Loads of Garden Space... and Plenty More Space to Play & Entertain! 2. Stunning Renovated Kitchen ('22) Featuring B/I Desk Area with Great Storage, Quartz Countertops & Stainless Steel Appliances. 3. Great Main Floor Space with Top of the Line Hardwood Flooring ('22) Through Kitchen, Bright Living Room Area with Picture Window & Dining Room with W/O to Deck & Yard. 4. Updated 4pc Bath ('23) & 3 Good-Sized Bedrooms with Top of the Line Laminate Flooring ('21) on 2nd Level. 5. Fabulous Finished Basement Rec Room (or 4th Bedroom) with Newer Broadloom ('22) & B/I Shelving, Plus Updated Laundry Room ('23) & 3pc Bath ('23)! All This & More! Updated 2pc Powder Room ('23) on Main Level. Access from Home to Garage with Newer Garage Door ('20). New Front & Kitchen Windows '23, New Pool Heater '20, Newly Paved Driveway '23, Updated Shingles '20, Refinished Staircase & Railings '23.

Extras: Convenient Erin Mills Location Just Minutes from Parks & Trails, Shopping, Restaurants & Amenities, Hospitals, Community Centres & More... Plus Quick Access to Hwys 403 & 407 for Commuters!!

Listing Contracted With: REAL ONE REALTY INC. **Ph:** 905-281-2888

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