



Together, For Better !

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Features & Updates - 4274 Gayling Gardens, Mississauga

Highlights:

- Fabulous 3 Bedroom & 3 Bath Semi-Detached Home on Spectacular 223' Deep Pie-Shaped Lot in Convenient Erin Mills Community.
- Great Main Floor Space with Updated Top of the Line Hardwood Flooring.
- Stunning Renovated Kitchen Boast Built-in Desk Area with Great Storage, Plus Quartz Countertops & High Quality Stainless Steel Appliances.
- Bright Living Room Area with Picture Window & Dining Room with Walk-out to Deck & Yard.
- Updated 2pc Powder Room & Access from Home to Garage Complete the Main Level.
- Updated 4pc Bath & 3 Good-Sized Bedrooms with Top of the Line Laminate Flooring on 2nd Level.
- Fabulous Finished Basement Rec Room (or 4th Bedroom) with Newer Broadloom & Built-in Shelving, Plus Updated Laundry Room & 3pc Bath!
- Spectacular Backyard Oasis on 223' Deep Pie-Shaped Lot Boasting In-Ground Salt Water Pool, Lovely Deck, Loads of Garden Space... and Plenty More Space to Play & Entertain!
- Convenient Erin Mills Location Just Minutes from Parks & Trails, Shopping, Restaurants & Amenities, Hospitals, Community Centres & More... Plus Quick Access to Highways 403 & 407 for Commuters!!

Inclusions:

All Light Fixtures, All Window Coverings, Bosch Refrigerator & GE Profile Gas Stove, KitchenAid Built-in Dishwasher, Washer & Dryer, Hot Water Tank/Heater (Owned) Garage Door Opener & Remote(s), All Pool Equipment

****NOTE: All Furniture is Negotiable****

Updates:

2023: Renovated 4pc Main Bath AND 3pc Basement Bath - Both with Top of the Line Shower Box with Large Rainfall Shower Head
2023: Renovated 2pc Powder Room
2023: Refinished Staircase & Railings
2023: Renovated Laundry Room
2023: Newly Paved Driveway
2023: New Front (Living Room) & Kitchen Windows
2022: Renovated Kitchen, Including New Appliances & Quartz Countertops
2022: New Top of the Line Hardwood Flooring on Main Level
2022: New Broadloom in Basement
2022: Whole Home Freshly Painted with Benjamin Moore Silver Satin
2021: New Top of the Line Laminate Flooring on 2nd Level
2020: Updated Shingles
2020: New Pool Heater
2020: New Garage Door