ELITE3 &TEAM 地产三友

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一份信任，三份回报！

MLS Listing ~ 767 Parkland Ave., Mississauga

767 Parkland Ave **List: $3,890,000 For: Sale**
Mississauga Ontario L5H 3G6
Mississauga Clarkson Peel
SPIS: No **Taxes:** $28,658.71/2025

Detached **Front On:** N **Rms:** 9 + 3
Link: N **Acre:** **Bedrooms:** 4 + 1
2-Storey **Washrooms:** 6
1x2xMain, 1x6x2nd, 2x3x2nd, 1x4x2nd, 1x3xBsmt

Lot: 90 x 166 Feet **Irreg:**
Dir/Cross St: Southdown Rd. & Lakeshore Rd. W.
Directions:
Southdown Rd. & Lakeshore Rd. W. to Owenwood Dr. to Echo Dr. to Parkland Ave.

MLS#: W13246904 **PIN#:** 134880823
Possession Remarks: TBD
Legal: Lot 8 Plan 417 Toronto; City of Mississauga

Kitchens:	1	**Exterior:**	Stone / Stucco/Plaster	**Zoning:**	
Fam Rm:	Y	**Gar/Gar Spcs:**	Attached / 3	**Cable TV:**	
Basement:	Fin W/O / Walk-Up	**Drive:**	Private	**Hydro:**	
Fireplace/Stv:	Y	**Drive Park Spcs:**	6	**Gas:**	
Heat:	Forced Air / Gas	**Tot Prk Spcs:**	9	**Phone:**	
A/C:	Central Air	**UFFI:**		**Water:**	Municipal
Central Vac:	Yes	**Pool:**	Inground	**Water Supply Type:**	
Apx Age:		**Energy Cert:**		**Sewer:**	Sewers
Apx Sqft:	3500-5000	**Cert Level:**		**Spec Desig:**	Unknown
Roof:	Shingles	**GreenPIS:**	Yes	**Farm/Agr:**	
Foundation:	Unknown	**Prop Feat:**	Central Vacuum, Cul De Sac, Family Room, Fireplace/Stove, Grnbelt/Conserv, Lake/Pond, Park	**Waterfront:**	
Assessment:				**Retirement:**	
POTL:				**HST Applicable to**	Included In
POTL Mo Fee:		**Interior Feat:**	Central Vacuum, In-Law Capability, Ventilation System	**Sale Price:**	
Elevator/Lift:				**Oth Struct:**	
Laundry Lev:	Upper			**Survey Type:**	None
Phys Hdcap-Eqp:					

#	Room	Level	Length (ft)		Width (ft)	Description		
1	Kitchen	Main	22.34	x	15.91	Hardwood Floor	Centre Island	B/I Appliances
2	Dining	Main	16.4	x	11.15	Hardwood Floor	Open Concept	
3	Living	Main	16.4	x	11.75	Hardwood Floor	Gas Fireplace	Cathedral Ceiling
4	Family	Main	23.33	x	16.01	Hardwood Floor	Fireplace	W/O To Patio
5	Office	Main	13.48	x	12.07	Hardwood Floor	B/I Bookcase	Picture Window
6	Prim Bdrm	2nd	22.93	x	16.01	Hardwood Floor	6 Pc Ensuite	W/O To Balcony
7	2nd Br	2nd	17.81	x	16.08	Hardwood Floor	3 Pc Ensuite	Double Closet
8	3rd Br	2nd	16.99	x	12.4	Hardwood Floor	3 Pc Ensuite	W/I Closet
9	4th Br	2nd	14.01	x	12.93	Hardwood Floor	4 Pc Ensuite	Double Closet
10	Rec	Bsmt	23.33	x	15.68	Broadloom	Fireplace	Walk-Up
11	Games	Bsmt	21.33	x	15.58	Broadloom	Above Grade Window	Open Concept
12	Exercise	Bsmt	14.6	x	13.85	Mirrored Walls	Large Window	Closet

Client Remks: 5 Elite Picks! Here Are 5 Reasons To Make This Home Your Own: 1. LOCATION! LOCATION LOCATION! Absolutely Spectacular 4,487 Sq.Ft. (Plus Walk-up Basement) Executive Home on Beautiful, Oversized Lot Backing onto Jack Darling Park & Wonderfully Tucked in on Quiet Cul de Sac Just Steps from Access to the Stunning Lakeshore, Jack Darling Park, Rattray Conservation & Waterfront Trail! 2. Outstanding Gourmet Kitchen Boasting Huge Island with B/I Table, Quartz Countertops, B/I Appliances, Convenient Servery Area with B/I Wine Fridge & W/I Pantry with B/I Shelving, Plus B/I Window Seat & Stunning Wall of Windows Overlooking the Patio, Pool & Greenspace! 3. Gorgeous F/R Featuring B/I Shelving, F/P & Multiple W/O's Leading to Patio & Pool. 4. Spacious 2nd Level with Double Skylight, Huge Linen Closet with B/I Organizers, Convenient Laundry Room with Extensive Storage & 4 Spacious Bdrms (Each with Its Own Ensuite!), Including Gorgeous PBR Suite Boasting B/I Shelving, Gas F/P, W/I Closet with B/I Organizers, W/O to Large Balcony Overlooking the Greenspace & 6pc Ensuite with Heated Flooring, Dbl Vanity, Soaker/Jet Tub, Bidet & Glass-Enclosed Steam Shower with Multiple Showerheads! 5. Beautifully Finished Walk-up Bsmt with Ample Oversized Windows Boasting Open Concept Games Room & Rec Room with F/P & W/O, Plus Exercise Room (Would Make Excellent 5th Bdrm), Large 3pc Bath, 2nd Laundry, Cold/Wine Cellar & Ample Storage! All This & SO MUCH MORE! Bright & Airy Main Level Also Includes Separate Open Concept D/R & L/R (with Gas F/P & Cathedral Ceiling), Private Office (or Main Level Bdrm) with B/I Shelving, Classy 2pc Powder Room & Mud Room with B/I Storage & Access to 3 Car (2 Tandem) Garage & Backyard! Breathtaking Private, Fenced Yard with Salt Water Pool, Extensive Patio & Convenient Cabana Complete with Wet Bar... and Backing onto the Park! Large Driveway (Room for 6+ Cars) & Expansive Front Deck with Updated Landscaping ('20). Please See Feature Sheet for List of Upgrades & More!
Inclusions: All Light Fixtures, All Window Coverings, Sub-Zero Refrigerator & Freezer, Wolf Gas Stove, B/I Dishwasher, B/I Microwave, B/I Beverage Fridge, Washer & Dryer, C/Vac System & Attachments, Basement Washer & Dryer, Real Time Video Monitoring System with 4 Cameras (Including Doorbell), 2 Garage Door Openers & Remotes, All Pool Equipment, Cabana Fridge

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

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