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一份信任，三份回报！



MLS Listing - 3480 Joan Drive, Mississauga



3480 Joan Dr **List: \$2,990,000 For: Sale**
Mississauga Ontario L5B 1T5
 Mississauga Fairview Peel
SPIS: N **Taxes: \$20,067.30/2025**

Detached **Front On: W** **Rms: 12 + 5**
Link: N **Acre: 5 + 1** **Bedrooms: 5 + 1**
 2-Storey **Washrooms: 7**
 2x3xMain, 1x5xMain, 2x5x2nd,
 1x3x2nd, 1x5xBsmt

Lot: 60 x 200 Feet Irreg:
Dir/Cross St: Burnhamthorpe Rd. W. & Hurontario St.
Directions: Burnhamthorpe Rd. W. & Hurontario St. to Central Pkwy W. to Joan Dr.

MLS#: W12894644 **PIN#:** 131440023
Possession Remarks: TBD
Legal: Lot 66, Plan 386 Toronto; City of Mississauga

Kitchens: 1 Fam Rm: Y Basement: Finished / Full Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 5000+ Roof: Metal Foundation: Unknown Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Upper Phys Hdcap-Eqp:	Exterior: Brick / Stone Gar/Gar Spcs: Attached / 3 Park/Drive: Private Drive: Private Drive Park Spcs: 8 Tot Prk Spcs: 11 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Family Room, Fireplace/Stove Interior Feat: Auto Garage Door Remote, In-Law Capability, Guest Accommodations	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply Type: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: HST Applicable to Sale Price: Included In Oth Struct: Survey Type: None
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	17.91	x 14.17	Ceramic Floor Granite Counter W/O To Deck
2	Family	Main	17.91	x 14.24	Hardwood Floor Gas Fireplace Skylight
3	Dining	Main	21.33	x 14.99	Broadloom Combined W/Living Pot Lights
4	Living	Main	28.74	x 14.99	Broadloom Gas Fireplace Pot Lights
5	4th Br	Main	19.16	x 12.76	Broadloom 5 Pc Ensuite W/I Closet
6	5th Br	Main	12.76	x 9.51	Hardwood Floor 3 Pc Ensuite Closet
7	Office	Main	14.83	x 9.84	Hardwood Floor B/I Bookcase Large Window
8	Prim Bdrm	2nd	20.08	x 12.66	Hardwood Floor 5 Pc Ensuite W/I Closet
9	Office	2nd	12.01	x 8.01	Hardwood Floor Combined w/Primary W/O To Balcony
10	2nd Br	2nd	22.57	x 15.16	Hardwood Floor 5 Pc Ensuite Closet
11	3rd Br	2nd	12.93	x 12.76	Hardwood Floor 3 Pc Ensuite Closet
12	Sitting	2nd	27.26	x 14.93	Hardwood Floor Vaulted Ceiling Gas Fireplace
13	Rec	Bsmt	33.76	x 16.67	Vinyl Floor Open Concept Wet Bar
14	Media/Ent	Bsmt	25	x 18.5	Vinyl Floor Open Concept Pot Lights
15	Other	Bsmt	18.5	x 14.24	Vinyl Floor Open Concept Wet Bar
16	Exercise	Bsmt	18.01	x 13.32	Vinyl Floor Open Concept Gas Fireplace
17	Play	Bsmt	16.08	x 13.32	Vinyl Floor 3 Pc Bath B/I Shelves

Client Remks: 5 Elite Picks! Here Are 5 Reasons To Make This Home Your Own: 1. Stunning Eat-in Kitchen Boasting Ample Cabinetry, Granite Countertops & Dining Table, Stainless Steel Appliances, W/I Pantry & W/O to Large Deck, Overlooking Lovely Family Room with Skylight & Gas Fireplace! 2. Massive Dining Room with Servery Area, Combined with Gracious Living Room with Gas Fireplace, Plus Private Office with Extensive B/I Shelving, 2 Additional Bedrooms (Each with Their Own Ensuite) & 3pc Powder Room Complete the Over 3,000 Sq.Ft. Main Level! 3. Generous 2nd Level with Updated Hdwd Flooring '20 Featuring Oversized Sitting Room with Vaulted Ceiling & Gas Fireplace, Convenient 2nd Level Laundry Room with W/O to Balcony & 3 Large Bedrooms (Each with Their Own Ensuite), Including Stunning Primary Bedroom Suite Boasting Vaulted Ceiling, Large W/I Closet, Luxurious 5pc Ensuite with Bidet, Soaker Tub & Separate Shower, Plus Lovely Office Area with Garden Door W/O to Private Balcony. 4. Secondary Entrance Leads to 3,000+ Sq.Ft. Finished Basement Featuring Immense Rec/Entertainment/Games Area with Bar Area & Wet Bar, Plus Exercise Area, Play Room (or 6th Bedroom, Office, etc.), 2nd Laundry Room, Full 5pc Bath, Huge W/I Pantry/Storage Room, Wine Cellar & More! 5. Huge 60' x 200' Lot with Spectacular Backyard Courtyard/Patio Area (Updated Landscaping '17) Boasting Large Composite Deck (with Sunroom Gazebo), Waterfall Feature & Extensive Gardens. All This & More!! Gracious Estate Home with Over 8,000 Sq.Ft. of Finished Living Space with 5+1 Bedrooms & 8 Baths!! Fabulous B/I Shelving Thruout. 2 Furnaces & 2 A/C's. Oversized (611 Sq.Ft.) 3 Car Garage. Prime Location Just Minutes from Square One, Celebration Square, YMCA, Kariya Park, Sheridan College Campus, Parks & Rec Facilities, Restaurants, Shopping & Amenities, Highway Access and SO MUCH MORE!!

Inclusions: All Light Fixtures, All Window Coverings, Kitchen Dining Table, Refrigerator, B/I Gas Stove Top, B/I Oven, B/I Inverter Oven, B/I Dishwasher, 2nd Level Stacked Washer & Dryer, Basement Refrigerator, Basement Washer & Dryer, Basement B/I Dishwasher & Beverage Fridge, Aquariums (As Is), Sauna (As Is), 2 Garage Door Openers & Remotes, Garden Shed

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

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