



Together, for better !

一份信任，三份回报！



MLS Listing - 3480 Joan Drive, Mississauga



3480 Joan Dr
Mississauga Ontario L5B 1T5

Mississauga Fairview Peel

SPIS: No **Taxes:** \$20,067.30/2025

List: \$2,299,900 For: Sale

Detached

Link: N

2-Storey

Front On: W

Acre:

Rms: 12 + 5

Bedrooms: 5 + 1

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#: W13492806

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: No
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
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: Included In
Sale Price:
Oth Struct:
Survey Type: None

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	17.91	x 14.17	Ceramic Floor
2	Family	Main	17.91	x 14.24	Hardwood Floor
3	Dining	Main	21.33	x 14.99	Broadloom
4	Living	Main	28.74	x 14.99	Broadloom
5	4th Br	Main	19.16	x 12.76	Broadloom
6	5th Br	Main	12.76	x 9.51	Hardwood Floor
7	Office	Main	14.83	x 9.84	Hardwood Floor
8	Prim Bdrrm	2nd	20.08	x 12.66	Hardwood Floor
9	Office	2nd	12.01	x 8.01	Hardwood Floor
10	2nd Br	2nd	22.57	x 15.16	Hardwood Floor
11	3rd Br	2nd	12.93	x 12.76	Hardwood Floor
12	Sitting	2nd	27.26	x 14.93	Hardwood Floor
13	Rec	Bsmt	33.76	x 16.67	Vinyl Floor
14	Media/Ent	Bsmt	25	x 18.5	Vinyl Floor
15	Other	Bsmt	18.5	x 14.24	Vinyl Floor
16	Exercise	Bsmt	18.01	x 13.32	Vinyl Floor
17	Play	Bsmt	16.08	x 13.32	Vinyl Floor

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

PropTx Innovations Inc. (PropTx) assumes no responsibility for the accuracy of any information shown. Copyright 2026, used under license to PropTx 2026.

www.theelite3team.com

1660 North Service Rd E, Unit 103, Oakville On L6H 7G3

905-270-3333

