



Together, For Better !

一份信任，三份回报！



3480 Joan Drive, Mississauga

Highlights:

- Gracious Estate Home in Mississauga's City Centre Boasting Over 8,000 Sq.Ft. of Finished Living Space with 5+1 Bedrooms & 8 Baths!!
- Stunning Eat-in Kitchen Boasts Skylight, Ample Cabinetry, Granite Countertops & Dining Table, Stainless Steel Appliances, Walk-in Pantry & Walk-out to Large Deck!
- Lovely Family Room with Skylight & Gas Fireplace.
- Massive Dining Room with Built-in Buffet & Hutch Plus Servery Area, Combined with Gracious Living Room with Gas Fireplace.
- Private Office with Extensive Built-in Shelving.
- 2 Additional Bedrooms (Each with Their Own Ensuite) & 3pc Powder Room Complete the Over 3,000 Sq.Ft. Main Level!
- 4th Bedroom/Guest Suite Boasts Walk-in Closet & 5pc Ensuite with Large Soaker/Jet Tub & Separate Shower.
- 5th Bedroom with 3pc Ensuite.
- Generous 2nd Level with Updated Hardwood Flooring ('20) Features Oversized Sitting Room with Vaulted Ceiling & Gas Fireplace, Convenient 2nd Level Laundry Room with Walk-out to Balcony & 3 Large Bedrooms (Each with Their Own Ensuite)!
- Stunning Primary Bedroom Suite Boasts Vaulted Ceiling, Large Walk-in Closet, Luxurious 5pc Ensuite with Soaker/Jet Tub & Separate Shower, Plus Lovely Office Area with Garden Door Walk-out to Private Balcony!
- Oversized 2nd Bedroom Features 3 Closets & 5pc Ensuite with Soaker/Jet Tub & Separate Shower.
- 3rd Bedroom with 3pc Ensuite.
- Secondary Entrance Leads to 3,000+ Sq.Ft. Finished Basement Featuring Immense Rec/Entertainment/Games Area with Bar Area & Wet Bar, Plus Exercise Area with Gas Fireplace, Play Room (or 6th Bedroom, Office, etc.) with 3pc Powder Room, 2nd Laundry Room, Full 5pc Bath, Huge Walk-in Pantry/Storage Room, Wine Cellar & More!
- Fabulous Built-in Shelving Options Throughout the Home.
- Huge 60' x 200' Lot with Spectacular Backyard Courtyard/Patio Area (Updated Landscaping in '17) Boasting Large Composite Deck (with Sunroom Gazebo), Waterfall Feature & Extensive Gardens.
- 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, Built-in Gas Stove Top, Built-in Oven, Built-in Inverter Oven, Built-in Dishwasher, 2nd Level Stacked Washer & Dryer, Basement Refrigerator, Basement Washer & Dryer, Basement Built-in Dishwasher & Beverage Fridge, Aquariums (As Is), Sauna (As Is), 2 Furnaces & 2 A/Cs, 2 Garage Door Openers & Remotes, Garden Shed

Rentals:

2 Hot Water Tanks/Heaters

www.theelite3team.com

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