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MLS Listing - 1005 Fair Birch Dr., Mississauga



1005 Fair Birch Dr **List: \$2,399,000 For: Sale**
Mississauga Ontario L5H 1M4
 Mississauga Lorne Park Peel
SPIS: No **Taxes:** \$12,468.40/2025

Detached **Front On:** N **Rms:** 9 + 3
Link: N **Acre:** **Bedrooms:** 5
 2-Storey **Washrooms:** 6
 1x2xMain, 1x5x2nd, 3x3x2nd,
 1x3xBsmt

Lot: 60 x 140.25 Feet **Irreg:**
Dir/Cross St: Lakeshore Rd. W. & Lorne Park Rd.
Directions: Lakeshore Rd. W. & Lorne Park Rd. to Birchview Dr. to Fair Birch Dr.

MLS#: W13161222 **PIN#:** 134490138
Possession Remarks: TBD
Legal: Lot 12, Plan 982; 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: 2500-3000 Roof: Shingles Foundation: Unknown Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Main Phys Hdcap-Eqp:	Exterior: Brick / Wood Gar/Gar Spcs: Attached / 2 Drive: Private Drive Park Spcs: 4 Tot Prk Spcs: 6 UFFI: Pool: Inground Energy Cert: Cert Level: GreenPIS: Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Ravine, Wooded/Treed Interior Feat: Carpet Free, On Demand Water Heater, Water Softener, Water Purifier	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	14.01	x 12.34	Hardwood Floor Centre Island Quartz Counter
2	Dining	Main	14.99	x 10.99	Hardwood Floor Open Concept W/O To Deck
3	Family	Main	16.99	x 12.93	Hardwood Floor Fireplace Picture Window
4	Living	Main	15.58	x 12.34	Hardwood Floor B/I Shelves Picture Window
5	Prim Bdrm	2nd	13.25	x 12.93	Hardwood Floor 5 Pc Ensuite Bay Window
6	2nd Br	2nd	11.91	x 11.68	Hardwood Floor 3 Pc Ensuite
7	3rd Br	2nd	14.93	x 9.51	Hardwood Floor 3 Pc Ensuite
8	4th Br	2nd	16.5	x 10.83	Hardwood Floor His/Hers Closets Skylight
9	5th Br	2nd	11.91	x 10.17	Hardwood Floor Double Closet
10	Rec	Bsmt	22.57	x 12.4	Laminate 3 Pc Bath Wood Stove
11	Exercise	Bsmt	17.85	x 11.68	Laminate
12	Office	Bsmt	11.68	x 10.66	Laminate

Client Remks: 5 Elite Picks! Here Are 5 Reasons To Make This Home Your Own: 1. Enjoy the Muskoka Feel with Big City Amenities in This Spectacular 5 Bedroom & 6 Bath Executive Home with Breathtaking Backyard/Pool Oasis Backing onto Ravine/Conservation/Fairbirch Fair Park!! 2. Stunning Gourmet Kitchen Featuring Huge Centre Island with Breakfast Bar, Quartz Countertops & Backsplash, High-End Stainless Steel Appliances & Open Concept D/R with Additional Cabinetry, Picture Window & W/O to Backyard. 3. Spacious 2nd Level with 5 Good-Sized Bedrooms (with Eng. Hdwd Flooring) & 4 Full Baths, Including Primary Bedroom Retreat with Oversized Bay Window & Luxurious 5pc Ensuite Featuring Heated Porcelain Tile Floor, Double Vanity, Freestanding Soaker Tub, Glass-Enclosed Shower & B/I Wardrobe. 4. Fantastic Finished Basement Featuring Large Rec/Theatre Room with Wet Bar, Private Office, Finished Exercise Room & Convenient 3pc Bath. 5. Incredible Backyard Oasis Perfect for Entertaining with In-Ground Pool, Covered Deck, Covered Pergola, Additional Covered Sitting Area, Extensive Decking Overlooking the Ravine & Stair Access to Ravine/Greenspace... Plus Spectacular Perennial Gardens!! All This & More! Fabulous Location on Quiet Street in Desirable Lorne Park Community Backing onto Fairbirch Fair Park & just Minutes from Jack Darling Park, Lake Ontario, Port Credit Village, GO Train, Restaurants, Shopping & More! Fabulous Living Areas... Lovely F/R Featuring Electric F/P (Original Wood-Burning F/P Located Behind) & Picture Window Overlooking Backyard Oasis. Formal L/R with B/I Display Cabinets & Large Window Overlooking Front Courtyard. Modern 2pc Powder Room & Laundry with Side Door W/O & Garage Access Complete Main Level. 2nd & 3rd Bedrooms Each Feature Private 3pc Ensuite! Bright 4th Bedroom Boasts His/Hers Closets & Skylight! 3pc Main Bath with Oversized Shower. EXTENSIVE Updates (See Attached Feature Sheets)!

Inclusions: All Light Fixtures, All Window Coverings, Refrigerator & Stove, Built-in Dishwasher, Washer & Dryer, Basement Refrigerator, Tankless Water Heater (Owned), Water Softener, 2 Water Filtration Systems, Garage Door Opener & Remote(s), All Pool Equipment, Storage Shed

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

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