



Features - 1005 Fair Birch Dr., Mississauga

Highlights:

- Enjoy the Muskoka Feel with Big City Amenities in this Absolutely Spectacular 5 Bedroom & 6 Bath Executive Home with Simply Breathtaking Backyard/Pool Oasis Backing onto Ravine/Conservation/Fair Birch Park!!
- Stunning Curb Appeal with Interlocking Stone Driveway & Walkway and Beautifully Manicured Lawn & Gorgeous Perennial Gardens.
- Gracious Covered Porch Entry Leads to Lovely Main Floor Layout with Engineered Hardwood Flooring Throughout.
- Stunning Gourmet Kitchen Boasts Huge Centre Island with Breakfast Bar, Quartz Countertops & Backsplash, and High End Stainless Steel Appliances... Plus Large Picture Window Overlooking the Backyard,
- Open Concept Dining Room with Additional Cabinetry, Huge Picture Window & Walk-Out to Patio, Pool & Backyard!
- Lovely Family Room Features Electric Fireplace (Original Wood-Burning Fireplace is Located Behind) & Picture Window Overlooking the Backyard Oasis.
- Formal Living Room with Built-in Display Cabinets & Large Window Overlooking the Front Courtyard.
- Modern 2pc Powder Room & Laundry Room with Side Door Walk-Out & Garage Access Complete the Main Level.
- Modern Staircase with Glass Railings & 2 Skylights Above Leads to Generous 2nd Level with 5 Good-Sized Bedrooms (with Engineered Hardwood Flooring) & 4 Full Baths.
- Primary Bedroom Boasts Oversized Bay Window Overlooking the Backyard & Ravine, Plus Luxurious 5pc Ensuite with Heated Porcelain Tile Flooring, Double Vanity, Freestanding Soaker Tub, Glass-Enclosed Shower & Built-in Wardrobe.
- 2nd & 3rd Bedrooms Each Feature Their Own Private 3pc Ensuite!
- Bright & Beautiful 4th Bedroom Boasts His & Hers Closets and Skylight!
- Modern 3pc Main Bath with Oversized Shower.
- Fantastic Additional Living Space in the Finished Basement Featuring Large Rec/Theatre Room with Wet Bar, Plus Private Office, Finished Exercise Room, Convenient 3pc Bath & Ample Storage in the Large Furnace/Utility Room.
- The Breathtaking Private Backyard Oasis is an Entertainer's Delight with In-Ground Pool Plus Amazing Covered Deck, Covered Pergola, Additional Covered Sitting Area, Extensive Decking Overlooking the Ravine and Convenient Stair Access to the Ravine/Greenspace... and Spectacular Perennial Gardens!!
- Fabulous Location on Quiet Street in Desirable Lorne Park Community Backing onto Fairbirch Park and Just Minutes from Jack Darling Park, Lake Ontario, Port Credit Village, GO Train, Restaurants, Shopping & SO MUCH MORE!

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