



3954

WORTHVIEW PLACE

MISSISSAUGA



MIKE & MIRELLA CANAVAN  
SALES REPRESENTATIVES



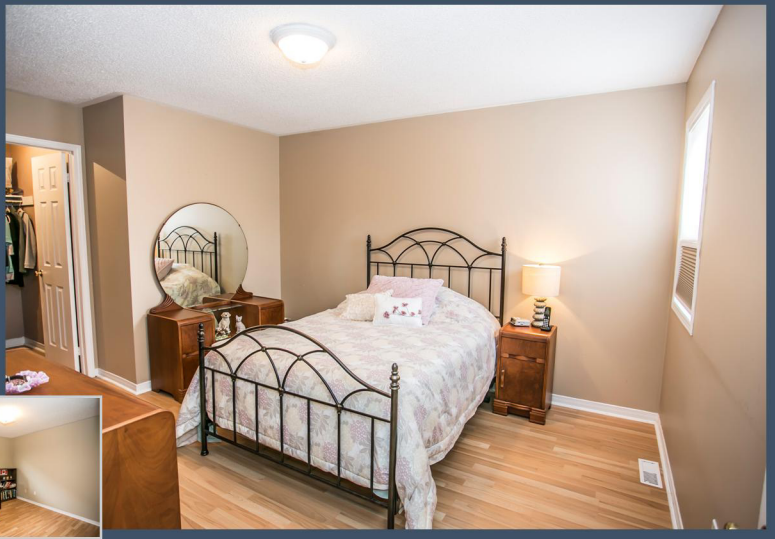


# ABSOLUTELY STUNNING!

Welcome to this stunning detached home, situated on a cul-de-sac in desirable Lisgar. This spectacular home features a large living room with hardwood floors and a gas fireplace; family room that overlooks the living room; separate dining room with large window; and an eat-in modern kitchen with quartz countertops, backsplash, stainless steel appliances and a walk-out to the spacious yard with patio. There are four nice size bedrooms on the upper level of the home, including the huge master bedroom with a walk-in closet and a five piece ensuite. Amazing open finished basement with a two piece bath, perfect for entertaining! Truly spectacular neighbourhood, just move in!











## ADDITIONAL FEATURES & EXTRAS

Gleaming hardwood floors | Gas fireplace | All stainless steel appliances | Washer and dryer | Electric light fixtures | Window coverings | Windows (2013) | Garage doors (2015) | Furnace air conditioning (2014)

Close to great schools, parks, shopping, public transportation, highways and all amenities



# 3954 WORTHVIEW PLACE, MISSISSAUGA



**Mike Canavan**  
416.580.2842

**CANAVAN**  
Real Estate Group

**Mirella Canavan**  
416.697.0423


**RE/MAX** | realty  
**SPECIALISTS**  
brokerage INC.

Independently Owned & Operated

2691 Credit Valley Road  
Mississauga, Ontario L5M 7A1  
905.828.3434



# WELCOME TO 3954 WORTHVIEW PLACE

	<b>3954 Worthview Pl</b> <b>Mississauga Ontario L5N6S7</b> Mississauga Lisgar Peel 457-32-C <b>SPIS: N</b> <b>Taxes: \$5,628.13 / 2020</b>		List: \$1,150,000 For: Sale																																																																																																
	Detached Link: N 2-Storey	Front On: N Acre:	Rms: 10 + 1 Bedrooms: 4 Washrooms: 5 1x2xMain, 1x4x2nd, 1x5x2nd, 1x2xLower, 1x4x2nd																																																																																																
Lot: 40.72 x 118.2 Feet Irreg: Dir/Cross St: Lisgar And Doug Leavens																																																																																																			
MLS#: W4731411                      Contract Date: 3/25/2020		PIN#: 135200043																																																																																																	
Possession Remarks: 60-90 Days																																																																																																			
<b>Kitchens:</b> 1 <b>Fam Rm:</b> Y <b>Basement:</b> Finished <b>Fireplace/Stv:</b> Y <b>Heat:</b> Forced Air / Gas <b>A/C:</b> Central Air <b>Central Vac:</b> Y <b>Apx Age:</b> <b>Apx Sqft:</b> 2500-3000 <b>Assessment:</b> <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Elevator/Lift:</b> <b>Laundry Lev:</b> <b>Phys Hdcap-Eqp:</b>	<b>Exterior:</b> Brick <b>Drive:</b> Private <b>Gar/Gar Spcs:</b> Built-In / 2.0 <b>Drive Park Spcs:</b> 2 <b>Tot Prk Spcs:</b> 4.0 <b>UFFI:</b> <b>Pool:</b> None <b>Energy Cert:</b> <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b>	<b>Zoning:</b> <b>Cable TV:</b> <b>Hydro:</b> <b>Gas:</b> <b>Phone:</b> <b>Water:</b> Municipal <b>Water Supply:</b> <b>Sewer:</b> Sewers <b>Spec Desig:</b> Unknown <b>Farm/Agr:</b> <b>Waterfront:</b> <b>Retirement:</b> <b>Oth Struct:</b>																																																																																																	
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>#</th> <th>Room</th> <th>Level</th> <th>Length (ft)</th> <th>Width (ft)</th> <th>Description</th> <th></th> <th></th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Living</td> <td>Main</td> <td>18.01</td> <td>x 9.91</td> <td>Hardwood Floor</td> <td>O/Looks Living</td> <td>Gas Fireplace</td> </tr> <tr> <td>2</td> <td>Family</td> <td>Main</td> <td>16.10</td> <td>x 10.10</td> <td>Hardwood Floor</td> <td>Window</td> <td>O/Looks Living</td> </tr> <tr> <td>3</td> <td>Kitchen</td> <td>Main</td> <td>14.40</td> <td>x 10.20</td> <td>Quartz Counter</td> <td>Backsplash</td> <td>Stainless Steel Appl</td> </tr> <tr> <td>4</td> <td>Breakfast</td> <td>Main</td> <td>12.40</td> <td>x 8.00</td> <td>W/O To Yard</td> <td>Ceramic Floor</td> <td>Open Concept</td> </tr> <tr> <td>5</td> <td>Dining</td> <td>Main</td> <td>14.01</td> <td>x 10.79</td> <td>Formal Rm</td> <td>Hardwood Floor</td> <td>Window</td> </tr> <tr> <td>6</td> <td>Laundry</td> <td>Main</td> <td>8.50</td> <td>x 7.71</td> <td>W/O To Garage</td> <td>Double Closet</td> <td>Ceramic Floor</td> </tr> <tr> <td>7</td> <td>Master</td> <td>2nd</td> <td>19.68</td> <td>x 13.09</td> <td>5 Pc Ensuite</td> <td>W/I Closet</td> <td>Broadloom</td> </tr> <tr> <td>8</td> <td>2nd Br</td> <td>2nd</td> <td>11.61</td> <td>x 10.10</td> <td>Semi Ensuite</td> <td>Closet</td> <td>Laminate</td> </tr> <tr> <td>9</td> <td>3rd Br</td> <td>2nd</td> <td>15.38</td> <td>x 15.81</td> <td>Semi Ensuite</td> <td>Double Closet</td> <td>Laminate</td> </tr> <tr> <td>10</td> <td>4th Br</td> <td>2nd</td> <td>11.09</td> <td>x 14.79</td> <td>W/I Closet</td> <td>Laminate</td> <td>Window</td> </tr> <tr> <td>11</td> <td>Rec</td> <td>Bsmt</td> <td>38.08</td> <td>x 29.49</td> <td>2 Pc Bath</td> <td>Open Concept</td> <td>Broadloom</td> </tr> </tbody> </table>				#	Room	Level	Length (ft)	Width (ft)	Description			1	Living	Main	18.01	x 9.91	Hardwood Floor	O/Looks Living	Gas Fireplace	2	Family	Main	16.10	x 10.10	Hardwood Floor	Window	O/Looks Living	3	Kitchen	Main	14.40	x 10.20	Quartz Counter	Backsplash	Stainless Steel Appl	4	Breakfast	Main	12.40	x 8.00	W/O To Yard	Ceramic Floor	Open Concept	5	Dining	Main	14.01	x 10.79	Formal Rm	Hardwood Floor	Window	6	Laundry	Main	8.50	x 7.71	W/O To Garage	Double Closet	Ceramic Floor	7	Master	2nd	19.68	x 13.09	5 Pc Ensuite	W/I Closet	Broadloom	8	2nd Br	2nd	11.61	x 10.10	Semi Ensuite	Closet	Laminate	9	3rd Br	2nd	15.38	x 15.81	Semi Ensuite	Double Closet	Laminate	10	4th Br	2nd	11.09	x 14.79	W/I Closet	Laminate	Window	11	Rec	Bsmt	38.08	x 29.49	2 Pc Bath	Open Concept	Broadloom
#	Room	Level	Length (ft)	Width (ft)	Description																																																																																														
1	Living	Main	18.01	x 9.91	Hardwood Floor	O/Looks Living	Gas Fireplace																																																																																												
2	Family	Main	16.10	x 10.10	Hardwood Floor	Window	O/Looks Living																																																																																												
3	Kitchen	Main	14.40	x 10.20	Quartz Counter	Backsplash	Stainless Steel Appl																																																																																												
4	Breakfast	Main	12.40	x 8.00	W/O To Yard	Ceramic Floor	Open Concept																																																																																												
5	Dining	Main	14.01	x 10.79	Formal Rm	Hardwood Floor	Window																																																																																												
6	Laundry	Main	8.50	x 7.71	W/O To Garage	Double Closet	Ceramic Floor																																																																																												
7	Master	2nd	19.68	x 13.09	5 Pc Ensuite	W/I Closet	Broadloom																																																																																												
8	2nd Br	2nd	11.61	x 10.10	Semi Ensuite	Closet	Laminate																																																																																												
9	3rd Br	2nd	15.38	x 15.81	Semi Ensuite	Double Closet	Laminate																																																																																												
10	4th Br	2nd	11.09	x 14.79	W/I Closet	Laminate	Window																																																																																												
11	Rec	Bsmt	38.08	x 29.49	2 Pc Bath	Open Concept	Broadloom																																																																																												
<b>Client Remks:</b> Stunning 4 Bdrm 5 Bath Home On A Cul-De-Sac In Desirable Lisgar. This Spectacular Home Features A Large L/R & F/R W/Hrdwd Flrs & F/P. Dedicated D/R W/ M/F Ldry. Modern Kitchen W/Quartz Counters, Backsplash, S/S Appliances W/ Brkfst Area Leading To Nice Size Yard W/Patio. 4 Nice Sized Bd rms. Huge Master W/5Pc Ensuite! Amazing Open Finished Bsmt W/2Pc Bath, Great For Entertaining. Truly Spectacular Family Neighbourhood, Cls To Schls, Parks, Transit And Shopping. <b>Extras:</b> All S/S Appliances, Washer, Dryer, Elfs, Window Coverings. Exclude: Frigde In Basement. Windows 2013, Garage Doors, 2015, Furnace A/C 2014.																																																																																																			
<b>Listing Contracted With:</b> RE/MAX REALTY SPECIALISTS INC., BROKERAGE Ph: 905-828-3434																																																																																																			

PRESENTED BY...  
**MIKE & MIRELLA CANAVAN**  
 SALES REPRESENTATIVES



# Meadowvale Family

**Field Office:** Mississauga Field Office, 2180 Harvest Drive, Mississauga L4Y 1T8 905-366-8800

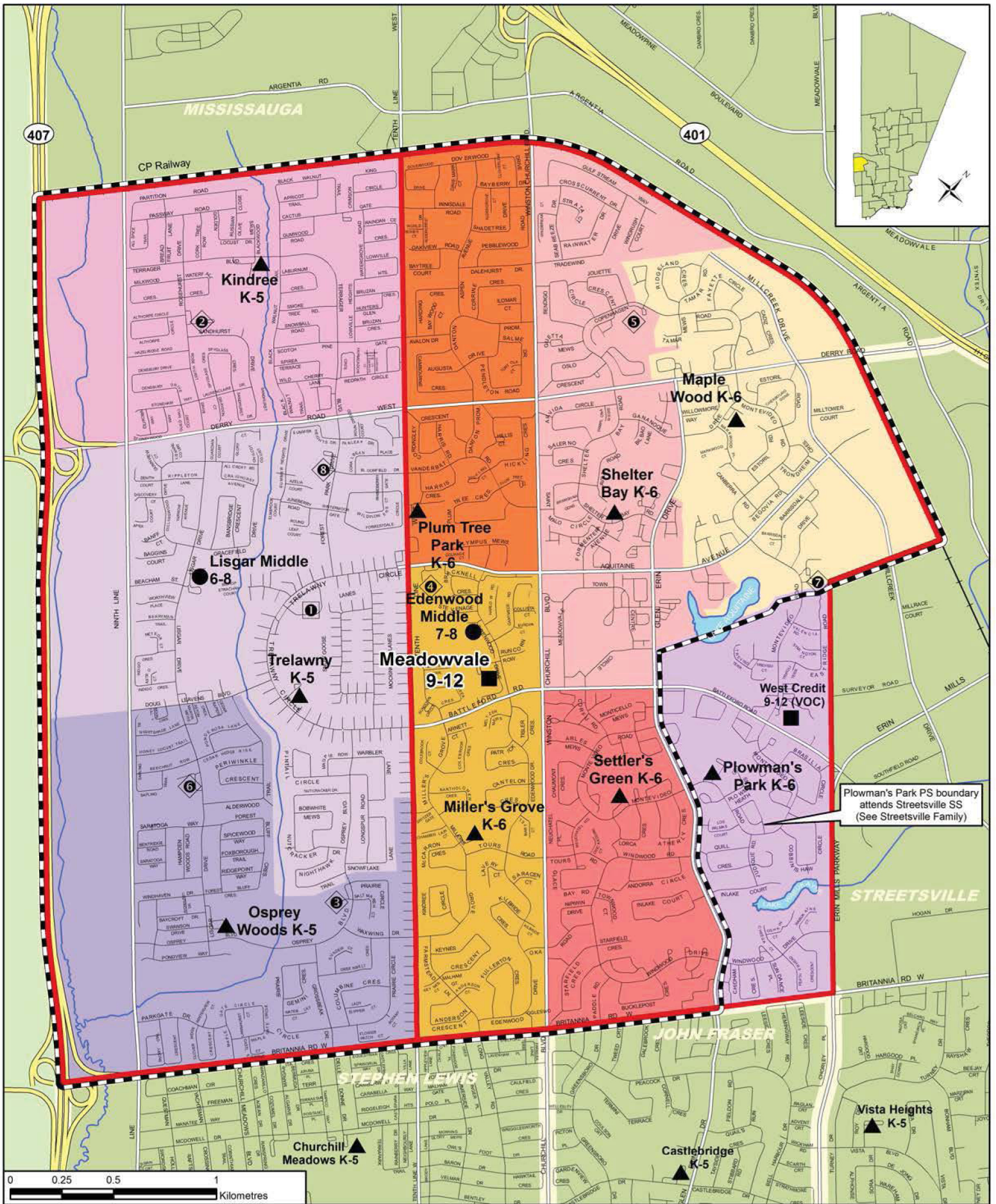
**Superintendent of Education:** Gale Solomon-Henry

**Transportation:** 905-890-6000

**School Media Support:** Heatweb, Help Desk 905-890-1010 ext. 4357

	Elementary Schools	Principal (Vice-Principal)	Address	Phone
●	Edenwood Middle (7-8 + FI)	George Soultanidis (Raquel Walker)	6770 Edenwood Drive Mississauga L5N 3B2	905-824-1020
▲	Kindree (K-5) B, A	Chandra Sutaria (Leah Romaniello)	7370 Terragar Boulevard Mississauga L5N 7L8	905-824-8371
●	Lisgar Middle (6-8)	Anne Marie Williams (Rupinder Sandhu)	6755 Lisgar Drive Mississauga L5N 6S9	905-785-0105
▲	Maple Wood (K-6) B, A	Neil Garraway	2650 Gananoque Drive Mississauga L5N 2R2	905-826-3902
▲	Miller's Grove (K-6) B, A	Layla Restivo	6325 Miller's Grove Mississauga L5N 3K2	905-824-3275
▲	Osprey Woods (K-5 + FI 1-5) B, A	Clelia Trinca (Laurie Letourneau)	6135 Lisgar Drive Mississauga L5N 7V2	905-785-9687
▲	Plowman's Park (K-6) B, A	Sabina Freemantle	5940 Montevideo Road Mississauga L5N 3J5	905-821-4973
▲	Plum Tree Park (K-6 + FI 1-6) C, B, A	Saba Khan (Devi Parasram)	6855 Tenth Line West Mississauga L5N 5R2	905-824-0155
▲	Settler's Green (K-6 + FI 1-6) B, A	Paula da Silva (Raquel Walker)	5800 Montevideo Road Mississauga L5N 2S1	905-826-4947
▲	Shelter Bay (K-6) B, A	Stuart van Oostveen (Michael Dzis)	6735 Shelter Bay Road Mississauga L5N 2C5	905-826-5516
▲	Trelawny (K-5) C, B, A	Jane Fraser (Michael Dzis)	3420 Trelawny Circle Mississauga L5N 6N6	905-824-0360
	<b>Secondary Schools</b>			
■	Meadowvale (9-12)	TBA (Anu Arora) (Grace Prendes)	6700 Edenwood Drive Mississauga L5N 3B2	905-824-1790
	<b>Catholic Schools</b>			
①	Our Lady of Mount Carmel (9-12)		3700 Trelawny Circle Mississauga L5N 5J7	905-824-1025
②	St. Albert of Jerusalem (JK-8)		7185 Rosehurst Drive Mississauga L5N 7G6	905-785-9298
③	St. Edith Stein (JK-8)		6234 Osprey Boulevard Mississauga L5N 5V5	905-824-5777
④	St. John of the Cross (JK-8)		3180 Aquitaine Avenue Mississauga L5N 3S5	905-824-3058
⑤	St. Richard (JK-8)		7270 Copenhagen Road Mississauga L5N 2C3	905-826-5572
⑥	St. Simon Stock (JK-8)		6440 Lisgar Drive Mississauga L5N 6X3	905-785-7434
⑦	St. Teresa of Avila (JK-8)		6675 Montevideo Road Mississauga L5N 4E8	905-858-3462
⑧	St. Therese of the Child Jesus (JK-8)		6930 Forest Park Drive Mississauga L5N 6X7	905-785-0066





— Senior Elementary Boundary  
 - - - Secondary Boundary

Boundaries Subject to Change

**Meadowvale Family**  
 2017-2018



**RE/MAX**

---

realty **SPECIALISTS** INC.

B R O K E R A G E