

Property Details

	603 Canyon St Mississauga Ontario L5H 4L8 Mississauga Lorne Park Peel SPIS: N Taxes: \$13,566.90 / 2023 DOM: 34 List: \$2,849,000 For: Sale																																																																														
	Detached Link: N 2-Storey	Front On: N Acre: Rms: 12 + 2 Bedrooms: 4 + 2 Washrooms: 5 1x5x2nd, 2x4x2nd, 1x2xGround, 1x4xBsmt																																																																													
Lot: 59.57 x 124.92 Feet Irreg: 59.67X125.15X62.69X125.23 Dir/Cross St: Mississauga Road/Indian Road																																																																															
MLS#: W8119814 Possession Remarks: 30/60/TBA	Contract Date: 3/06/2024	PIN#: 134490806																																																																													
Kitchens: 1 Fam Rm: Y Basement: Finished / Full Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Apx Age: 16-30 Apx Sqft: 3000-3500 Assessment: 2023 POTL: POTL Mo Fee: Elevator/Lift: N Laundry Lev: Main Phys Hdcap-Eqp:	Exterior: Stucco/Plaster / Wood Drive: Pvt Double Gar/Gar Spcs: Built-In / 2.0 Drive Park Spcs: 4 Tot Prk Spcs: 6.0 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Fenced Yard, Public Transit, School	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: Oth Struct:																																																																													
<table border="1"> <thead> <tr> <th>#</th> <th>Room</th> <th>Level</th> <th>Length (m)</th> <th>Width (m)</th> <th>Description</th> </tr> </thead> <tbody> <tr><td>1</td><td>Kitchen</td><td>Ground</td><td>5.17</td><td>x 2.81</td><td>Tile Floor</td></tr> <tr><td>2</td><td>Living</td><td>Ground</td><td>4.71</td><td>x 4.52</td><td>Hardwood Floor</td></tr> <tr><td>3</td><td>Dining</td><td>Ground</td><td>3.95</td><td>x 4.80</td><td>Hardwood Floor</td></tr> <tr><td>4</td><td>Family</td><td>Ground</td><td>5.41</td><td>x 5.35</td><td>Hardwood Floor</td></tr> <tr><td>5</td><td>Office</td><td>Ground</td><td>3.30</td><td>x 3.40</td><td>Hardwood Floor</td></tr> <tr><td>6</td><td>Sunroom</td><td>Ground</td><td>4.41</td><td>x 6.97</td><td>Tile Floor</td></tr> <tr><td>7</td><td>Breakfast</td><td>Ground</td><td>4.41</td><td>x 3.46</td><td>Tile Floor</td></tr> <tr><td>8</td><td>Prim Bdrm</td><td>2nd</td><td>4.76</td><td>x 5.46</td><td>Hardwood Floor</td></tr> <tr><td>9</td><td>2nd Br</td><td>2nd</td><td>3.29</td><td>x 6.56</td><td>Hardwood Floor</td></tr> <tr><td>10</td><td>3rd Br</td><td>2nd</td><td>3.77</td><td>x 3.74</td><td>Hardwood Floor</td></tr> <tr><td>11</td><td>4th Br</td><td>2nd</td><td>4.94</td><td>x 4.41</td><td>Hardwood Floor</td></tr> <tr><td>12</td><td>Sitting</td><td>2nd</td><td>3.28</td><td>x 4.45</td><td>Hardwood Floor</td></tr> </tbody> </table>	#	Room	Level	Length (m)	Width (m)	Description	1	Kitchen	Ground	5.17	x 2.81	Tile Floor	2	Living	Ground	4.71	x 4.52	Hardwood Floor	3	Dining	Ground	3.95	x 4.80	Hardwood Floor	4	Family	Ground	5.41	x 5.35	Hardwood Floor	5	Office	Ground	3.30	x 3.40	Hardwood Floor	6	Sunroom	Ground	4.41	x 6.97	Tile Floor	7	Breakfast	Ground	4.41	x 3.46	Tile Floor	8	Prim Bdrm	2nd	4.76	x 5.46	Hardwood Floor	9	2nd Br	2nd	3.29	x 6.56	Hardwood Floor	10	3rd Br	2nd	3.77	x 3.74	Hardwood Floor	11	4th Br	2nd	4.94	x 4.41	Hardwood Floor	12	Sitting	2nd	3.28	x 4.45	Hardwood Floor	Centre Island Breakfast Bar Open Concept O/Looks Dining Separate Rm O/Looks Backyard Gas Fireplace O/Looks Backyard Separate Rm O/Looks Frontyard Window Flr To Ceil Floor/Ceil Fireplace O/Looks Family 5 Pc Ensuite Separate Shower W/I Closet 4 Pc Ensuite 3 Pc Bath W/I Closet 3 Pc Bath Double Closet Separate Rm Picture Window
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Client Remks: Located in Lorne Park, the Watercolours community was built to blend in, not stand out; to give homeowners an instant feeling of 'home'. Sitting on a premium 60 foot wide lot, this grand 4 bedroom home offers plenty of living space including a fully finished basement with 8.5 foot ceilings, an oversized rec room with gas fireplace, a roughed-in bar or kitchen, 2 additional bedrooms and a 4 pc washroom. The Primary Bedroom includes 2 walk-in closets, 1 long hanging closet and a 5 pc. ensuite with separate water closet; Bedroom 2 includes a walk-in closet and 4 pc ensuite bath and Bedrooms 3 & 4 share a 4 pc Jack and Jill washroom. A 4-season, all glass sunroom with an oversized wood-burning fireplace was added to bring the serenity and brightness of the private backyard into the home. This home is an entertainers delight. Extras: Main floor office/study; 2nd floor reading nook or den; Outdoor, covered bbq area w/ gas line; pond; main floor laundry with garage entry; b/i speakers in as is condition. Furnace '21, shingles '22, A/C '22.																																																																															
Listing Contracted With: RE/MAX REALTY ENTERPRISES INC. Ph: 905-278-3500																																																																															



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Social

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Definitely intended to solicit your business, unless you are currently under contract.



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