

Gyanesh Paliwal  
 TEAM Lead- RE/MAX T.E.A.M Paliwal  
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 Re/Max Realty Specialists Inc., Brokerage  
[RealValueHome.ca](http://RealValueHome.ca)  
 Direct: (905) 363-2883. Mobile: (416) 823-1248



**House for sale in the school boundary of St. Gregory (KG - 8 Grade)** List: **\$1,299,000** For: Sale  
**Taxes:** \$5,111.18 / 2022 **SPIS:** N  
**Lot 162, Plan 43M1397, Mississauga** **DOM:** 42  
**Last Status: New**

Detached **Front On:** W  
**Link:** N **Acre:**  
 2-Storey **55.77 x 85 Feet**  
**Irreg:**  
**Dir/Cross St:** Mavis And Bancroft Dr **Rms:** 6 + 3  
**Bedrooms:** 3 + 1  
**Washrooms:** 3  
1x2xMain, 1x4, 1x3

**Holdover:** 90 **Possession Remarks:** Tbd  
**Occup:** Own+Ten **Contact After Exp:** N

**Kitchens:** 1 + 1  
**Fam Rm:** Y  
**Basement:** Finished / Sep Entrance  
**Fireplace/Stv:** N  
**Heat:** Forced Air / Gas  
**A/C:** Central Air  
**Central Vac:**  
**Apx Age:**  
**Apx Sqft:**  
**Assessment:**  
**POTL:**  
**Elevator/Lift:**  
**Laundry Lev:**  
**Phys Hdcp-Eqp:**

**Exterior:** Brick  
**Drive:** Private  
**Gar/Gar Pk Spcs:** Attached / 1.0  
**Drive Pk Spcs:** 2  
**Tot Pk Spcs:** 3.0  
**UFFI:**  
**Pool:** None  
**Energy Cert:**  
**Cert Level:**  
**GreenPIS:**  
**Prop Feat:**

**Zoning:**  
**Cable TV:**  
**Hydro:**  
**Gas:**  
**Phone:**  
**Water:** Municipal  
**Water Supply:**  
**Sewer:** Sewers  
**Spec Desig:** Unknown  
**Farm/Agr:**  
**Waterfront:**  
**Retirement:**  
**Oth Struct:**

#	Room	Level	Length (m)	Width (m)	Description
1	Living	Main			Parquet Floor
2	Dining	Main			Parquet Floor
3	Kitchen	Main			Tile Floor <span style="float: right;">Breakfast Area</span>
4	Prim Bdrm	2nd			4 Pc Ensuite <span style="float: right;">W/I Closet</span>
5	Br	2nd			Large Window
6	Br	2nd			Large Window
7	Living	Bsmt			
8	Kitchen	Bsmt			Combined W/Dining
9	Br	Bsmt			

**Client Remks:** Welcome To Fielder Drive! Located On A Quiet Street This 3 Bdrm + 4 Bath House Offers A Comfortable And Quaint Living Space. No Need To Drag Your Laundry Down Any Steps With Your Own Washer And Dryer On The Top Floor. Accessibly Located To Heartland Town Centre A Few Minutes From Home, Fielder Drive Is Conveniently Located To Grocery Stores And Restaurants. Jumping On To The Highway Is A Breeze With The 401 Just Down The Street.

**Extras:** Included: Fridge, Stove, Hood, 2 Washers, 2 Dryers. Hot Water Tank Is Owned. The Finished Basement Can Be Rented Out.

**Brkage Remks:** Offers Anytime. Please Attach Schedule B To Offer With 24Hr Irrevocable. Questions And Offers To David@Radrealty.Ca

For seeing this property contact RE/MAX Team Paliwal @ 905 363 2883 Not what you were looking for? Get in touch with us by filling our ["Dream Home"](#) form, and together, let's find your [Dream Home!](#)

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**House for sale in the school boundary of St. Gregory (KG - 8 Grade)** List: **\$1,384,500** For: Sale

Taxes: \$6,496.85 / 2022 SPIS: N Last Status: **New**  
 Lot 82, Plan 43M1273, Mississauga; DOM: 20

Detached Front On: E Rms: 8  
 Link: N Acre: 23.85 x 164.73 Feet Bedrooms: 4  
 2-Storey Irreg: Washrooms: 3  
 Dir/Cross St: Mavis And Britannia 1x4, 1x4, 1x2

Holdover: 90 Possession Remarks: 45-60 Occup: Owner Contact After Exp: N

**Kitchens:** 1  
**Fam Rm:** Y  
**Basement:** Part Fin / Sep Entrance  
**Fireplace/Stv:** Y  
**Heat:** Forced Air / Gas  
**A/C:** Central Air  
**Central Vac:** Y  
**Apx Age:** 16-30  
**Apx Sqft:** 2000-2500  
**Assessment:**  
**POTL:**  
**Elevator/Lift:**  
**Laundry Lev:**  
**Phys Hdcp-Eqp:**

**Exterior:** Brick  
**Drive:** Private  
**Gar/Gar Pk Spcs:** Attached / 1.5  
**Drive Pk Spcs:** 2  
**Tot Pk Spcs:** 3.0  
**UFFI:**  
**Pool:** None  
**Energy Cert:**  
**Cert Level:**  
**GreenPIS:**  
**Prop Feat:**

**Zoning:**  
**Cable TV:**  
**Hydro:**  
**Gas:**  
**Phone:**  
**Water:** Municipal  
**Water Supply:**  
**Sewer:** Sewers  
**Spec Desig:** Unknown  
**Farm/Agr:**  
**Waterfront:**  
**Retirement:**  
**Oth Struct:**

Sewage: Municipal Avai

#	Room	Level	Length (m)	Width (m)	Description
1	Living	Ground	3.25	x 4.45	Hardwood Floor Pot Lights Window
2	Dining	Ground	3.25	x 2.87	Hardwood Floor Coffered Ceiling Window
3	Family	Ground	3.23	x 4.87	Hardwood Floor Gas Fireplace Window
4	Kitchen	Ground	3.53	x 3.10	Ceramic Floor Stainless Steel Appl Granite Counter
5	Breakfast	Ground	3.50	x 2.36	Ceramic Floor Pot Lights W/O To Deck
6	Prim Bdrm	2nd	4.62	x 4.27	Hardwood Floor W/I Closet 4 Pc Ensuite
7	2nd Br	2nd	3.48	x 2.92	Hardwood Floor Closet Window
8	3rd Br	2nd	3.05	x 4.06	Hardwood Floor Closet Window
9	4th Br	2nd	3.30	x 4.06	Hardwood Floor Closet Window
10	Rec	Bsmt	7.11	x 10.39	Window
11	Other	Bsmt	4.32	x 2.26	Ceramic Floor
12	Cold/Cant	Bsmt			

**Client Remks:** Bright & Inviting 2140Sft, 4 Bedroom, 3 Bathroom Situated On One Of The Area's Largest Pie Shaped Lots! Main Floor Boasts 8.5 Ft Ceilings W/Hardwood In Principle Living /Dining. Modern Eat In-Kitchen W/Custom Cabinets Is The Perfect Family Gathering Spot That Allows For Ample Storage & Visibility Into Connecting Family Room. Walk Out & Enjoy Morning Coffee & Evening Bbqs On The Custom Deck Overlooking Your Glorious Backyard. Primary Bedroom W/ Walk-In Closet & 4 Pc Ensuite Makes For The Perfect End Of Day Retreat. 3 Bright & Practical Sized Bedrooms W/ Closets Are Ideal For The Growing Family & For Your Home Office. Spacious Basement W/Side Entrance, Well Placed Laundry & Cold Storage Await Your Customization. 1.5 Car Garage W/ Direct Access To Main Floor Tiled Foyer & Closet Rounds Out This Quintessential East Credit Family Home. See Virtual Tour And Floor Plan!!! Ideally Situated Close To Highways, Heartland Shopping And More.

**Extras:** Central Air & Vac. Incudes: Existing S/S Fridge, S/S Stove, Dishwasher, Microwave, Washer/Dryer, Basement Fridge, All Window Coverings & California Shutters, All Existing Light Fixtures, Garage Door Remote.

**Brkage Remks:** \* No For Sale Sign On Property\*\*Req.2Hrs Notice For Showings\* Hwt Rental: \$33.46 Month. Buyer/Buyer Agent To Verify Measurements & Taxes. Pls Allow 24Hr Irrev As Per Seller & Include Form 801,Sched B, & Survey With Emailed Offers To Ryanfenech@Rogers.Com Thank You For Showing!!!

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**House for sale in the school boundary of St. Gregory (KG - 8 Grade)** List: \$1,699,000 For: Sale

Taxes: \$5,136.07 / 2022 SPIS: N Last Status: New  
 Plan M848, Lot 161 DOM: 53

Detached Front On: W Rms: 8  
 Link: N Acre: 32.03 x 101.85 Feet Bedrooms: 4  
 2-Storey Washrooms: 3  
 Irreg: Britannia & Mavis 1x4x2nd, 1x4x2nd, 1x2xMain  
 Dir/Cross St: Britannia & Mavis

Holdover: 180 Possession Remarks: Tba/Immediate Occup: Vacant Contact After Exp: N

<b>Kitchens:</b> 1	<b>Exterior:</b> Brick	<b>Zoning:</b> Residential
<b>Fam Rm:</b> Y	<b>Drive:</b> Pvt Double	<b>Cable TV:</b>
<b>Basement:</b> Full	<b>Gar/Gar Pk Spcs:</b> Attached / 2.0	<b>Hydro:</b>
<b>Fireplace/Stv:</b> Y	<b>Drive Pk Spcs:</b> 2	<b>Gas:</b>
<b>Heat:</b> Forced Air / Gas	<b>Tot Pk Spcs:</b> 4.0	<b>Phone:</b>
<b>A/C:</b> Central Air	<b>UFFI:</b>	<b>Water:</b> Municipal
<b>Central Vac:</b>	<b>Pool:</b> None	<b>Water Supply:</b>
<b>Apx Age:</b>	<b>Energy Cert:</b>	<b>Sewer:</b> Sewers
<b>Apx Sqft:</b>	<b>Cert Level:</b>	<b>Spec Desig:</b> Unknown
<b>Assessment:</b>	<b>GreenPIS:</b>	<b>Farm/Agr:</b>
<b>POTL:</b>	<b>Prop Feat:</b> Fenced Yard, Golf, Library, Park, Public Transit, School	<b>Waterfront:</b>
<b>Elevator/Lift:</b>		<b>Retirement:</b> N
<b>Laundry Lev:</b>		<b>Oth Struct:</b> Garden Shed
<b>Phys Hdcp-Eqp:</b> N		

#	Room	Level	Length (m)	Width (m)	Description		
1	Living	Ground	3.74	x 2.90	Combined W/Dining	Laminate	Pot Lights
2	Dining	Ground	3.23	x 2.80	Combined W/Living	Laminate	Pot Lights
3	Kitchen	Ground	4.48	x 2.98	Ceramic Floor	Modern Kitchen	Breakfast Area
4	Family	Ground	4.78	x 3.54	Laminate	Fireplace	W/O To Deck
5	Prim Bdrm	2nd	6.20	x 4.77	Laminate	4 Pc Ensuite	His/Hers Closets
6	2nd Br	2nd	3.34	x 3.02	Laminate	Pot Lights	Closet
7	3rd Br	2nd	3.94	x 3.03	Laminate	Pot Lights	O/Looks Backyard
8	4th Br	2nd	3.54	x 2.82	Laminate	Pot Lights	O/Looks Backyard

**Client Remks:** A Beautiful Detached Home In One Of The Most Sought After Neighborhoods In Mississauga! Fully Upgraded With Designer Finishes That Will Truly Impress Your Clients. Excellent Layout Featuring 4 Beds & 3 Baths. Artfully Renovated With No Expenses Spared Incl: Custom Kitchen W/Granite Counter Top, Modern Backsplash W/Under Cabinet Lighting, 15Mm Laminated Floors, Upgraded Stairs W/Iron Pickets, Renovated Washrooms, Pot Lights, Freshly Painted & The List Goes On

**Extras:** Fantastic Location, Absolute Pride Of Ownership, Steps To Heartland Town Centre, Schools, Hwy And All Amenities. S/Steel Appliances, Gb&E, Cac, Gdo, Shed In Back Yard, Upgraded Deck, Finished Double Garage With Epoxy Floor.

**Brkage Remks:** Lock Box For Easy Showing. Please Attach Sch B And Form 801 With Offers W/24 Hrs Irrevocable. Offers To Be Submitted To Mm1351Ff@Gmail.Com. Bank Draft Or Certified Cheque Preferred.

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