	<p style="text-align: center;">House for sale in the school boundary of Mineola EPS (KG- 6)</p>	<p>List: \$1,299,000 For: Sale</p>						
	<p>DOM: 27</p>							
<table style="width: 100%; border: none;"> <tr> <td style="width: 33%; border: none;"> <p>Detached Link: N Bungalow</p> </td> <td style="width: 33%; border: none;"> <p>Front On: N Acre:</p> </td> <td style="width: 33%; border: none;"> <p>Rms: 7 + 2 Bedrooms: 3 + 2 Washrooms: 2 1x4xMain, 1x3xLower</p> </td> </tr> <tr> <td colspan="3" style="border: none;"> <p>Lot: 50 x 114.25 Feet Irreg: Dir/Cross St: Cawthra Rd/Lakeshore/Mineola Rd</p> </td> </tr> </table>			<p>Detached Link: N Bungalow</p>	<p>Front On: N Acre:</p>	<p>Rms: 7 + 2 Bedrooms: 3 + 2 Washrooms: 2 1x4xMain, 1x3xLower</p>	<p>Lot: 50 x 114.25 Feet Irreg: Dir/Cross St: Cawthra Rd/Lakeshore/Mineola Rd</p>		
<p>Detached Link: N Bungalow</p>	<p>Front On: N Acre:</p>	<p>Rms: 7 + 2 Bedrooms: 3 + 2 Washrooms: 2 1x4xMain, 1x3xLower</p>						
<p>Lot: 50 x 114.25 Feet Irreg: Dir/Cross St: Cawthra Rd/Lakeshore/Mineola Rd</p>								


<p>Kitchens: 1 Fam Rm: N Basement: Finished / Sep Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: Apx Age: Apx Sqft: 1500-2000 Assessment: POTL: POTL Mo Fee: Elevator/Lift: N Laundry Lev: Lower Phys Hdcap-Eqp:</p>	<p>Exterior: Vinyl Siding Drive: Private Gar/Gar Spcs: Detached / 1.0 Drive Park Spcs: 7 Tot Prk Spcs: 8.0 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat:</p>	<p>Zoning: Residential R4 Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: Oth Struct:</p>
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.51	x 11.22	Sliding Doors	Laminate	W/O To Sunroom
2	Dining	Main	28.08	x 11.02	Combined W/Kitchen	Ceramic Floor	O/Looks Garden
3	Kitchen	Main	28.08	x 11.02	Combined W/Dining	Ceramic Floor	Open Concept
4	Prim Bdrm	Main	11.64	x 9.77	Large Window	Laminate	O/Looks Backyard
5	2nd Br	Main	11.05	x 9.77		Laminate	Skylight
6	3rd Br	Main	11.02	x 8.56	Large Window	Laminate	O/Looks Frontyard
7	Sunroom	Main	11.68	x 6.49	O/Looks Frontyard	W/O To Yard	Sliding Doors
8	Great Rm	Bsmt	20.14	x 10.86	Large Window	Laminate	Above Grade Window
9	4th Br	Bsmt	25.88	x 9.38	Window	Broadloom	3 Pc Bath
10	5th Br	Bsmt	10.66	x 10.20	Window	Broadloom	Separate Rm
11	Laundry	Bsmt	14.56	x 10.66	Above Grade Window	Concrete Floor	Large Window
12	Cold/Cant	Bsmt	10.23	x 5.41		Concrete Floor	

Client Remks: Located on a tranquil street in Mineola, South Mississauga, near SE Oakville; This residence boasts over 1,800 sqft of living space, Nestled in Spruce Park among multi-million-dollar homes, With top-ranked schools such as Port Credit Secondary School, Mineola Public School, and Mentor College in proximity. The property features a bright, private-fenced garden overlooking serene trees and a open-view backyard, and its no-sidewalk driveway is accommodating additional 7 car parking. Enjoy the natural light streaming into the south/north facing home, which includes a charming front-yard sunroom, ideal for family gatherings or leisurely high-tea afternoons. Recent upgrades include fresh paints, a newer roof, and windows, including a spacious bay window and no rental items. The open concept kitchen provides ample space, comfort, and life-style. Upstairs, three good-sized bedrooms await, one with a skylight for admiring the sky and stars. The dry basement offers a large family/office room, two additional bedrooms, a newly renovated bathroom with upgraded flooring and fixtures, a sizable cold room, and wrap-around above-grade windows. Outside, there's an extra-large detached garage, a green shed, and mature raspberry bushes, apple trees, and cherry bushes ready for picking. Recent replacement incl. new air conditioning, Hi-Efficiency Furnace & fridge. Conveniently located steps from a tennis club, recreation center, and senior center, and just minutes away from Lake Ontario, Port Credit GO Station, University of Toronto, downtown Toronto, and accessible highways including the QEW, this home offers both convenience and lifestyle. Don't miss the chance to make this dream home yours.

Extras: Triple-pane Windows (2020, Energy-saving), 2020 A/C, Owned Hot Water Tank & Hi-Efficient Furnace, 2018 Roof, 2024 Fridge, New Paints @Main Flr, Existing Appliances : S/S Fridge, Stove, Hood Fan, Washer & Dryer, Elf.

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	<p style="text-align: right;">List: \$1,459,000 For: Sale</p> <p style="text-align: center;">House for sale in the school boundary of Mineola EPS (KG- 6)</p> <p style="text-align: right;">DOM: 55</p>					
	<table style="width:100%; border: none;"> <tr> <td style="width:33%; border: none;"> <p>Detached Link: N 1 1/2 Storey</p> </td> <td style="width:33%; border: none;"> <p>Front On: S Acres: .50-1.99</p> </td> <td style="width:33%; border: none;"> <p>Rms: 7 Bedrooms: 3 Washrooms: 2 1x2x2nd, 1x4xMain</p> </td> </tr> <tr> <td colspan="3" style="border: none;"> <p>Lot: 52.85 x 160 Feet Irreg: The Lot Is Irregular. Survey Is Attached Dir/Cross St: Mineola Rd E And Broadmoor Ave</p> </td> </tr> </table>	<p>Detached Link: N 1 1/2 Storey</p>	<p>Front On: S Acres: .50-1.99</p>	<p>Rms: 7 Bedrooms: 3 Washrooms: 2 1x2x2nd, 1x4xMain</p>	<p>Lot: 52.85 x 160 Feet Irreg: The Lot Is Irregular. Survey Is Attached Dir/Cross St: Mineola Rd E And Broadmoor Ave</p>	
<p>Detached Link: N 1 1/2 Storey</p>	<p>Front On: S Acres: .50-1.99</p>	<p>Rms: 7 Bedrooms: 3 Washrooms: 2 1x2x2nd, 1x4xMain</p>				
<p>Lot: 52.85 x 160 Feet Irreg: The Lot Is Irregular. Survey Is Attached Dir/Cross St: Mineola Rd E And Broadmoor Ave</p>						


<p>Kitchens: 1 Fam Rm: Y Basement: Part Bsmt / W/O Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: Apx Age: Apx Sqft: 1500-2000 Assessment: POTL: N POTL Mo Fee: Elevator/Lift: N Laundry Lev: Main Phys Hdcap-Eqp:</p>	<p>Exterior: Metal/Side / Vinyl Siding Drive: Front Yard Gar/Gar Spcs: None / 0.0 Drive Park Spcs: 4 Tot Prk Spcs: 4.0 UFFI: Pool: None Energy Cert: N Cert Level: GreenPIS: N Prop Feat:</p>	<p>Zoning: R3 Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: Oth Struct: Garden Shed Workshop</p>
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Dining	Main	9.71	x 16.14	
2	Living	Main	15.38	x 18.86	
3	Sunroom	Main	19.09	x 10.10	
4	Kitchen	Main	27.88	x 9.51	
5	Br	2nd	14.89	x 9.32	
6	2nd Br	2nd	10.53	x 13.35	
7	3rd Br	2nd	9.64	x 13.19	

Client Remks: The permit application for a ~4000 sq. ft house, including architectural designs has been approved and is ready to build, Don't miss out on this unique chance to build your dream home. Nestled in Mineola, amidst renowned schools, upscale shopping, fine dining, and recreational amenities, this property presents a rare opportunity for builders and end users alike. With an ongoing permit application, architectural designs, and a picturesque backyard, this Mineola residence is set to become an extraordinary home in the prestigious real estate landscape. The frontage expands to ~53 ft with a slightly irregular shape, showcasing a scenic 160 ft deep backyard.

Extras: Permit Application and architectural drawing are included in the price.

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	<p style="text-align: right;">List: \$1,539,999 For: Sale</p> <p>House for sale in the school boundary of Mineola EPS (KG- 6)</p> <p style="text-align: right;">DOM: 3</p>											
	<table style="width:100%; border: none;"> <tr> <td style="width:33%;">Detached</td> <td style="width:33%;">Front On: S</td> <td style="width:33%;">Rms: 9 + 5</td> </tr> <tr> <td>Link: N</td> <td>Acre:</td> <td>Bedrooms: 3 + 1</td> </tr> <tr> <td>Bungalow</td> <td></td> <td>Washrooms: 3</td> </tr> <tr> <td></td> <td></td> <td>2x4xMain, 1x3xLower</td> </tr> </table> <p>Lot: 60.56 x 127.73 Feet Irreg: R: 60.01 W: 119.07 as per Site plan</p> <p>Dir/Cross St: Hurontario St / Eaglewood Blvd</p>	Detached	Front On: S	Rms: 9 + 5	Link: N	Acre:	Bedrooms: 3 + 1	Bungalow		Washrooms: 3		
Detached	Front On: S	Rms: 9 + 5										
Link: N	Acre:	Bedrooms: 3 + 1										
Bungalow		Washrooms: 3										
		2x4xMain, 1x3xLower										

Possession Remarks: 60-90 Days TBA

<p>Kitchens: 1</p> <p>Fam Rm: Y</p> <p>Basement: Finished</p> <p>Fireplace/Stv: Y</p> <p>Heat: Forced Air / Gas</p> <p>A/C: Central Air</p> <p>Central Vac:</p> <p>Apx Age: 31-50</p> <p>Apx Sqft:</p> <p>Assessment:</p> <p>POTL:</p> <p>POTL Mo Fee:</p> <p>Elevator/Lift: N</p> <p>Laundry Lev: Main</p> <p>Phys Hdcap-Eqp:</p>	<p>Exterior: Brick / Vinyl Siding</p> <p>Drive: Pvt Double</p> <p>Gar/Gar Spcs: Built-In / 2.0</p> <p>Drive Park Spcs: 4</p> <p>Tot Prk Spcs: 6.0</p> <p>UFFI:</p> <p>Pool: None</p> <p>Energy Cert:</p> <p>Cert Level:</p> <p>GreenPIS:</p> <p>Prop Feat: Cul De Sac, Fenced Yard Hospital, Lake/Pond, Library, Marina</p>	<p>Zoning: RESIDENTIAL</p> <p>Cable TV:</p> <p>Hydro:</p> <p>Gas:</p> <p>Phone:</p> <p>Water: Municipal</p> <p>Water Supply:</p> <p>Sewer: Sewers</p> <p>Spec Desig: Unknown</p> <p>Farm/Agr:</p> <p>Waterfront:</p> <p>Retirement:</p> <p>Oth Struct: Garden Shed</p>
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	10.04	x 11.05	B/I Dishwasher Family Size Kitchen
2	Breakfast	Main	10.04	x 10.27	Combined W/Kitchen Family Size Kitchen
3	Living	Main	17.09	x 13.38	Formal Rm
4	Dining	Main	13.38	x 17.09	Formal Rm
5	Family	Main	9.45	x 12.17	Fireplace
6	Great Rm	Main	12.86	x 11.48	W/O To Yard
7	Br	Main	11.97	x 9.15	French Doors Closet
8	2nd Br	Main	12.43	x 12.17	Closet
9	3rd Br	Main	9.15	x 11.97	Closet French Doors
10	Laundry	Main	6.13	x 7.38	W/O To Garage
11	Rec	Lower	19.45	x 27.78	Fireplace
12	Br	Lower	11.48	x 11.61	Closet

Client Remks: Rare & charming bungalow in desirable Mineola! Newer build than orig area homes + amazing flex floor plan easily customized to your lifestyle! Spacious one-level living + over 3400sf of total living area! 3+1 bedrooms, brilliant vaulted Sun room/Great rm + family room, eat in kitchen w/eating area & granite breakfast bar, living room and dining room. Separate entrance to lower level + laundry via garage man-door. Huge rec room w/bar, gym, bedroom/office & 3rd bathroom. Beautiful 2bdrm Inlaw suite potential. Walk to trendy Port Credit dining & shops, Lake & waterfront trail, some of Mississauga's top rated schools, Go Transit + new LRT line. Obvious pride of ownership. Perfect for downsizers or families. Gorgeous mature trees, gardens & landscaping.

Extras: Walk-in Tub, Gutter Guards on Eaves, Updated sump pump, Sprinkler system, 125amp service,

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House for sale in the school boundary of Mineola EPS (KG- 6)

List: \$1,560,000 For: Sale

DOM: 44

Detached
Link: N
 Bungalow
Front On: N
Acres: <.50
Rms: 6 + 3
Bedrooms: 3 + 2
Washrooms: 2
 1x4, 1x3
Lot: 50 x 163 Feet Irreg:
Dir/Cross St: Mineola Gardens / Angelene St

PIN#: 11

Kitchens: 1
Fam Rm: Y
Basement: Finished
Fireplace/Stv: Y
Heat: Forced Air / Gas
A/C: Central Air
Central Vac:
Apx Age:
Apx Sqft: 1100-1500
Assessment:
POTL:
POTL Mo Fee:
Elevator/Lift:
Laundry Lev:
Phys Hdcap-Eqp:

Exterior: Board/Batten
Drive: Private
Gar/Gar Spcs: None / 0.0
Drive Park Spcs: 6
Tot Prk Spcs: 6.0
UFFI:
Pool: Inground
Energy Cert:
Cert Level:
GreenPIS:
Prop Feat: Beach, Fenced Yard, Golf, Lake/Pond, Park, School


Zoning:
Cable TV: Y
Hydro: Y
Gas: Y
Phone: Y
Water: Municipal
Water Supply:
Sewer: Sewers
Spec Desig: Unknown
Farm/Agr:
Waterfront: None
Retirement:
Oth Struct:

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	15.09	x 5.35	B/I Appliances	O/Looks Backyard	Window
2	Dining	Main	12.82	x 8.66	O/Looks Pool	W/O To Deck	Window
3	Living	Main	13.84	x 11.51	Vaulted Ceiling	Wainscoting	Hardwood Floor
4	Prim Bdrm	Main	16.07	x 11.51	Closet	Window	Hardwood Floor
5	2nd Br	Main	14.01	x 8.82	Mirrored Closet	Window	Hardwood Floor
6	3rd Br	Main	9.32	x 8.07	Closet	Window	Hardwood Floor
7	4th Br	Lower	10.99	x 10.82	Closet	Window	Broadloom
8	5th Br	Lower	17.65	x 10.66			Broadloom
9	Rec	Lower	21.75	x 13.74	Gas Fireplace	3 Pc Bath	Broadloom

Client Remks: Exceptional building opportunity with habitable house in Mineola East community on a 50' x 163' ft lot. Remarkable location with close proximity to all desired amenities - Port Credit's GO station, the QEW, amazing public and private schools, restaurants, waterfront walking trails and more. Lot is suitable for an approx. 4,000 square foot home above grade with all the bells and whistles OR a fourplex with excellent rental potential. Whether you're a custom home builder, investor, or end-user, don't delay on this sound buying opportunity in one of south Mississauga's most desirable neighborhoods.

Extras:

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	<p style="text-align: right;">List: \$1,625,000 For: Sale</p> <p>House for sale in the school boundary of Mineola EPS (KG- 6)</p> <p style="text-align: right;">DOM: 23</p>					
	<table style="width: 100%; border: none;"> <tr> <td style="width: 33%; border: none;"> <p>Detached Link: N Sidesplit 4</p> </td> <td style="width: 33%; border: none;"> <p>Front On: N Acre:</p> </td> <td style="width: 33%; border: none;"> <p>Rms: 9 Bedrooms: 4 Washrooms: 2 1x4xUpper, 1x2xMain</p> </td> </tr> <tr> <td colspan="3" style="border: none;"> <p>Lot: 75 x 126.4 Feet Irreg: Dir/Cross St: Hurontario/Queensway</p> </td> </tr> </table>	<p>Detached Link: N Sidesplit 4</p>	<p>Front On: N Acre:</p>	<p>Rms: 9 Bedrooms: 4 Washrooms: 2 1x4xUpper, 1x2xMain</p>	<p>Lot: 75 x 126.4 Feet Irreg: Dir/Cross St: Hurontario/Queensway</p>	
<p>Detached Link: N Sidesplit 4</p>	<p>Front On: N Acre:</p>	<p>Rms: 9 Bedrooms: 4 Washrooms: 2 1x4xUpper, 1x2xMain</p>				
<p>Lot: 75 x 126.4 Feet Irreg: Dir/Cross St: Hurontario/Queensway</p>						

<p>Kitchens: 1 Fam Rm: Y Basement: Part Fin Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Apx Age: Apx Sqft: Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Phys Hdcap-Eqp:</p>	<p>Exterior: Alum Siding / Brick Drive: Private Gar/Gar Spcs: Attached / 2.0 Drive Park Spcs: 4 Tot Prk Spcs: 6.0 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat:</p>	<p>Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: Oth Struct:</p>
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	18.37	x 12.14	Large Window Combined W/Dining
2	Dining	Main	10.17	x 10.17	Combined W/Living
3	Kitchen	Main	15.09	x 9.18	Eat-In Kitchen
4	Prim Bdrm	Upper	15.74	x 10.17	Closet
5	2nd Br	Upper	9.51	x 10.17	Closet
6	3rd Br	Upper	8.20	x 9.18	Closet
7	4th Br	Upper	8.86	x 13.45	Closet
8	Family	Lower	9.18	x 22.30	Fireplace W/O To Yard
9	Laundry	Lower	12.79	x 6.56	W/O To Yard
10	Rec	Bsmt	20.66	x 22.30	Broadloom

Client Remks: Situated in Mineola, amidst renowned schools, hospitals, shopping, restaurants, and recreational amenities, this property offers a rare chance for developers and homeowners alike. With limitless possibilities to convert it into your dream home that mirrors your individual taste. Delight in the generously sized and beautifully landscaped 75 x 126-foot lot. Conveniently positioned, only a short distance from the QEW, Go Station, and the upcoming LRT line.

Extras: Front door and wooden fence in the front were recently changed. Furnace serviced November 2023


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TEAM LEAD RE/MAX T.E.A.M PALIWAL

<https://rem.ax/3KvFHb1>

RealValueHome.ca


RE/MAX Realty Specialists Inc., Brokerage

	<p style="text-align: right;">List: \$1,599,000 For: Sale</p> <p>House for sale in the school boundary of Mineola EPS (KG- 6)</p> <p style="text-align: right;">DOM: 34</p>					
	<table style="width: 100%; border: none;"> <tr> <td style="width: 33%; border: none;"> <p>Detached Link: N Bungalow</p> </td> <td style="width: 33%; border: none;"> <p>Front On: S Acre:</p> </td> <td style="width: 33%; border: none;"> <p>Rms: 6 + 3 Bedrooms: 3 + 1 Washrooms: 2 1x4xMain, 1x3xLower</p> </td> </tr> <tr> <td colspan="3" style="border: none;"> <p>Lot: 71.89 x 90 Feet Irreg: 89.73 x 105.22 x 118.29 x 72.01</p> <p>Dir/Cross St: Mineola Rd E / Crossfield Bend</p> </td> </tr> </table>	<p>Detached Link: N Bungalow</p>	<p>Front On: S Acre:</p>	<p>Rms: 6 + 3 Bedrooms: 3 + 1 Washrooms: 2 1x4xMain, 1x3xLower</p>	<p>Lot: 71.89 x 90 Feet Irreg: 89.73 x 105.22 x 118.29 x 72.01</p> <p>Dir/Cross St: Mineola Rd E / Crossfield Bend</p>	
<p>Detached Link: N Bungalow</p>	<p>Front On: S Acre:</p>	<p>Rms: 6 + 3 Bedrooms: 3 + 1 Washrooms: 2 1x4xMain, 1x3xLower</p>				
<p>Lot: 71.89 x 90 Feet Irreg: 89.73 x 105.22 x 118.29 x 72.01</p> <p>Dir/Cross St: Mineola Rd E / Crossfield Bend</p>						

<p>Kitchens: 1 Fam Rm: N Basement: Finished / Sep Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Apx Age: Apx Sqft: Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Phys Hdcap-Eqp:</p>	<p>Exterior: Brick Drive: Pvt Double Gar/Gar Spcs: Attached / 1.0 Drive Park Spcs: 4 Tot Prk Spcs: 5.0 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Fenced Yard, Park, Public Transit, School</p>	<p>Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: None Retirement: Oth Struct: Garden Shed</p>
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#	Room	Level	Length (ft)	Width (ft)	Description
<p>Client Remks: ***Attention Buyers, Builders and Investors*** Opportunity to build your own dream home in the highly desirable sought-after Mineola neighborhood. Minutes To Port Credit Secondary School, Mentor College, Go Train, QEW, Airport, Downtown Toronto, Lake & Port Credit Village and much more! This opportunity is not to be missed!!</p> <p>Extras:</p>					

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	<p>List: \$1,899,000 For: Sale</p>	
	<p>House for sale in the school boundary of Mineola EPS (KG- 6)</p> <p>DOM: 50</p>	
<p>Duplex 2-Storey</p>	<p>Front On: N Acre: < .50</p>	<p>Rms: 10 + 5 Bedrooms: 4 + 1 Washrooms: 3 1x4xMain, 1x4xUpper, 1x3xLower</p>
<p>Lot: 50.07 x 150.22 Acres Irreg: Dir/Cross St: Hurontario to Mineola Rd E</p>		


<p>Kitchens: 2 + 1 Fam Rm: N Basement: Finished / Sep Entrance Fireplace/Stv: Y Heat: Forced Air / Other A/C: Central Air Central Vac: Apx Age: 51-99 Apx Sqft: Assessment: POTL: N POTL Mo Fee: Elevator/Lift: Laundry Lev: Phys Hdcap-Eqp:</p>	<p>Exterior: Alum Siding Drive: Gar/Gar Spcs: None / 0.0 Drive Park Spcs: 4 Tot Prk Spcs: 4.0 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: School</p>	<p>Zoning: R-3 Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: Oth Struct:</p>
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	8.99	x 11.41	
2	Dining	Main	11.25	x 8.99	
3	Living	Main	12.99	x 12.50	
4	Prim Bdrm	Main	10.33	x 14.99	
5	2nd Br	Main	8.99	x 10.99	
6	3rd Br	Main	11.32	x 10.59	
7	Kitchen	Upper	8.99	x 9.41	
8	Living	Upper	14.01	x 14.01	
9	Br	Upper	10.99	x 12.17	
10	Office	Upper	6.99	x 4.99	
11	Kitchen	Lower	9.51	x 8.00	
12	Living	Lower	14.50	x 14.50	

Client Remks: Extremely rare duplex with additional inlaw suite in prestigious Mineola neighborhood. You are within walking distance to the beautiful Village of Port Credit, located on the shores of Lake Ontario. This home is conveniently located to all amenities with easy access to the QEW and Port Credit Go Station. You are 20 minutes from Toronto, a commuters dream location! This legal duplex has 2 self-contained units both having laundry facilities. Main floor features, 3 walk outs,3 bedrooms, kitchen, dining room, living room with gas fireplace and 4-piece bathroom. The lower level is completely finished with a spa nook featuring an infrared sauna, laundry room, furnace room and a full in-law suite with bedroom, living room, gas fireplace, kitchen and 3 piece bathroom. A perfect place for your extended family! Second floor self-contained unit features a large living room, spacious bedroom, kitchen, den and large 4 piece bathroom with stackable washer/dryer. This unit has a walk out to a patio balcony with direct stairs leading down to the large driveway. Surrounded by multi-million-dollar homes, situated in a mature neighbourhood, with great income potential, sets this home apart from all others. Excellent investment, prime location!

Extras:

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	List: \$1,999,999 For: Sale	
	DOM: 55	
House for sale in the school boundary of Mineola EPS (KG- 6)		
Detached Link: N Bungalow	Front On: N Acre:	Rms: 7 Bedrooms: 3 Washrooms: 2 1x4xMain, 1x2xMain
Lot: 90 x 150 Feet Irreg: Dir/Cross St: Pinewood And Hurontario		


Kitchens: 1 Fam Rm: Y Basement: Unfinished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Apx Age: 51-99 Apx Sqft: 1500-2000 Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Main Phys Hdcap-Eqp:	Exterior: Brick Drive: Private Gar/Gar Spcs: Attached / 2.0 Drive Park Spcs: 6 Tot Prk Spcs: 8.0 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: N Prop Feat:	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply: Sewer: Sewers Spec Desig: Other Farm/Agr: Waterfront: Retirement: Oth Struct:
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Prim Bdrm	Main	13.12	x 12.46	
2	2nd Br	Main	12.46	x 11.48	
3	3rd Br	Main	12.46	x 10.82	
4	Dining	Main	31.16	x 16.40	
5	Living	Main	31.16	x 16.40	
6	Family	Main	19.02	x 12.14	

Client Remks: Opportunity knocks! Custom home to be built! This is your chance to envision and construct your dream home on a prime 90' x 150' lot; its your haven, your sanctuary, a reflection of who you are. In Mineola one of the most prestigious neighborhoods in Mississauga,. Currently Over Sized Bungalow, Double car garage, Bright, Spacious, Walls Of Windows, beautiful well maintained Backyard. Minutes To Port Credit, Go, Mentor College, Parks, Trails, The Lake, Easy Access To Qew, And New LRT. Open Concept Living With Combined Living Dining, With Large Eat-In Kitchen, Large Family Room With Walkout Covered Patio And Backyard.ds

Extras:

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!](#)

	<p style="text-align: right; margin: 0;">List: \$2,198,000 For Sale</p> <p style="margin: 0;">House for sale in the school boundary of Mineola EPS (KG- 6)</p> <p style="text-align: right; margin: 0;">DOM: 65</p>					
	<table style="width:100%; border: none;"> <tr> <td style="width:33%; border: none;"> <p>Detached Link: N Bungalow</p> </td> <td style="width:33%; border: none;"> <p>Front On: W Acre:</p> </td> <td style="width:33%; border: none;"> <p>Rms: 6 + 4 Bedrooms: 3 + 1 Washrooms: 2 1x4xMain, 1x4xLower</p> </td> </tr> <tr> <td colspan="3" style="border: none;"> <p>Lot: 80 x 125 Feet Irreg: Dir/Cross St: Mineola/Lochlin</p> </td> </tr> </table>	<p>Detached Link: N Bungalow</p>	<p>Front On: W Acre:</p>	<p>Rms: 6 + 4 Bedrooms: 3 + 1 Washrooms: 2 1x4xMain, 1x4xLower</p>	<p>Lot: 80 x 125 Feet Irreg: Dir/Cross St: Mineola/Lochlin</p>	
<p>Detached Link: N Bungalow</p>	<p>Front On: W Acre:</p>	<p>Rms: 6 + 4 Bedrooms: 3 + 1 Washrooms: 2 1x4xMain, 1x4xLower</p>				
<p>Lot: 80 x 125 Feet Irreg: Dir/Cross St: Mineola/Lochlin</p>						


<p>Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Apx Age: Apx Sqft: 1100-1500 Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Lower Phys Hdcap-Eqp:</p>	<p>Exterior: Stucco/Plaster Drive: Pvt Double Gar/Gar Spcs: Attached / 2.0 Drive Park Spcs: 6 Tot Prk Spcs: 8.0 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Fenced Yard, Park, School, Wooded/Treed</p>	<p>Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: Oth Struct:</p>
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	17.58	x 12.40	Hardwood Floor	Fireplace	Picture Window
2	Dining	Main	12.60	x 9.64	Hardwood Floor	Picture Window	O/Looks Backyard
3	Kitchen	Main	15.06	x 8.69	Granite Counter	Stainless Steel Appl	W/O To Patio
4	Prim Bdrm	Main	12.99	x 10.92	Hardwood Floor	B/I Closet	O/Looks Backyard
5	2nd Br	Main	10.99	x 10.04	Hardwood Floor	B/I Closet	O/Looks Garden
6	3rd Br	Main	10.92	x 9.87	Hardwood Floor	Closet	B/I Bookcase
7	4th Br	Lower	12.50	x 12.23	Hardwood Floor	Pot Lights	Above Grade Window
8	Office	Lower	12.33	x 12.23	Hardwood Floor	Pot Lights	Above Grade Window
9	Family	Lower	24.01	x 11.74	Hardwood Floor	Fireplace	Wet Bar
10	Media/Ent	Lower	12.66	x 9.32	Hardwood Floor	Pot Lights	Beamed
11	Laundry	Lower	9.68	x 5.67	Tile Floor	Heated Floor	Pot Lights

Client Remks: Ideally situated on one of Mineola's most sought-after streets, within a highly desirable school district, is this stunning bungalow that epitomizes pride of ownership. Whether you are looking to renovate, embark on a new build, or simply enjoy the home as is... this home is for you. Set on an 80' x 125' southwest backing lot, 1416 Elaine Trail is ideally suited for a professional couple, active downsizers or small family. It offers a private entertainer's backyard complete with a custom outdoor covered entertainment kitchen including a built-in BBQ, fireplace & waterfall. Surrounded by beautiful pines and spruce, this 3 + 1 bedroom residence showcases gleaming hardwood floors, 2 fireplaces, heated bathroom/kitchen/laundry room floors, custom cabinets and organizers in all closets. A professionally finished basement features a custom, solid-wood wetbar and wine-tasting area. Other amenities include cat 5 internet cabling, a multi-zone irrigation system, surveillance system and aluminum roof with a transferable warranty. The perimeter of the basement has been completely waterproofed with new weeping tile installed (transferable warranty). Walk to Port Credit shops, Lake Ontario, and the GO train. Only 20 minutes from downtown Toronto. Excellent investment potential.

Extras: Attic offers a large storage area with ladder entrance and spray foam insulation.


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	House for sale in the school boundary of Mineola EPS (KG- 6)		List: \$2,488,000 For: Sale
			DOM: 36
Detached Link: N Bungalow	Front On: N Acre:	Rms: 6 Bedrooms: 3 Washrooms: 2 1x4xMain, 1x4xBsmt	
Lot: 70.1 x 207.05 Feet Irreg: Dir/Cross St: Mineola Rd. E / Hurontario St			

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Apx Age: Apx Sqft: Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Lower Phys Hdcap-Eqp:	Exterior: Alum Siding Drive: Pvt Double Gar/Gar Spcs: Attached / 1.0 Drive Park Spcs: 6 Tot Prk Spcs: 7.0 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:
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#	Room	Level	Length (ft)	Width (ft)	Description
<p>Client Remks: An excellent opportunity in a fantastic location! Attention builders and investors! Here's a great lot for your next project right in the popular Mineola area. This awesome lot is 70 feet wide and 206 feet deep, on a beautiful, mature street. It's a fantastic chance to build your dream home. Don't miss out, as there are outstanding homes all around. Plus, it's close to everything you need - like Port Credit, schools, parks, and highways. Permits approved (Building permit 23-6969) and available to start tomorrow! Do not miss this great opportunity! Seller Take-back Mortgage Available.</p> <p>Extras: The existing house and everything that comes with it are being sold in "as is" condition. This includes all the appliances, lights, and window coverings. The hot water tank is rented and not included.</p>					

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](#)!

	<p style="text-align: right;">List: \$2,499,888 For: Sale 11</p> <p style="text-align: center;">House for sale in the school boundary of Mineola EPS (KG- 6)</p> <p style="text-align: right;">DOM: 70</p>					
	<table style="width: 100%; border: none;"> <tr> <td style="width: 33%; border: none;"> <p>Detached Link: N 2-Storey</p> </td> <td style="width: 33%; border: none;"> <p>Front On: E Acres:</p> </td> <td style="width: 33%; border: none;"> <p>Rms: 9 Bedrooms: 4 Washrooms: 2 1x3xMain, 1x5xUpper</p> </td> </tr> <tr> <td colspan="3" style="border: none;"> <p>Lot: 100 x 198 Feet Irreg: Dir/Cross St: Mineola Rd E/ Hurontario St</p> </td> </tr> </table>	<p>Detached Link: N 2-Storey</p>	<p>Front On: E Acres:</p>	<p>Rms: 9 Bedrooms: 4 Washrooms: 2 1x3xMain, 1x5xUpper</p>	<p>Lot: 100 x 198 Feet Irreg: Dir/Cross St: Mineola Rd E/ Hurontario St</p>	
<p>Detached Link: N 2-Storey</p>	<p>Front On: E Acres:</p>	<p>Rms: 9 Bedrooms: 4 Washrooms: 2 1x3xMain, 1x5xUpper</p>				
<p>Lot: 100 x 198 Feet Irreg: Dir/Cross St: Mineola Rd E/ Hurontario St</p>						


<p>Kitchens: 1 Fam Rm: Y Basement: None Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Apx Age: Apx Sqft: Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Phys Hdcap-Eqp:</p>	<p>Exterior: Stucco/Plaster / Vinyl Siding Drive: Private Gar/Gar Spcs: Attached / 2.0 Drive Park Spcs: 8 Tot Prk Spcs: 10.0 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat:</p>	<p>Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: Oth Struct:</p>
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	12.92	x 6.43	Pot Lights	Large Window	Vinyl Floor
2	Living	Main	14.33	x 12.92	Pot Lights	Large Window	Hardwood Floor
3	Kitchen	Main	15.84	x 9.91	Quartz Counter	Vaulted Ceiling	Centre Island
4	Breakfast	Main	10.99	x 9.91	Open Concept	O/Looks Backyard	Vinyl Floor
5	Family	Main	15.84	x 12.76	Gas Fireplace	W/O To Patio	Hardwood Floor
6	Dining	Main	16.07	x 10.50	Sunken Room	O/Looks Frontyard	Hardwood Floor
7	2nd Br	Main	12.50	x 9.91	O/Looks Backyard	Closet	Hardwood Floor
8	3rd Br	Main	10.82	x 10.33	Large Window	Closet	Hardwood Floor
9	Prim Bdrm	Upper	17.09	x 13.58	Vaulted Ceiling	Gas Fireplace	O/Looks Backyard
10	4th Br	Upper	11.41	x 9.91	Double Closet	O/Looks Frontyard	Hardwood Floor

Client Remks: Discover timeless elegance and contemporary flair at 1361 Goldthorpe Rd. This captivating residence seamlessly blends traditional charm with modern amenities. Nestled in a coveted locale near schools, parks, Port Credit, and Lake Ontario, convenience is at your doorstep. The expansive 100 x 198 ft lot boasts lush greenery and manicured gardens, offering a serene retreat. Sunlight floods every corner through large windows, creating an inviting ambiance. With an 8-car driveway and a 2-car garage, parking is never an issue. Enhanced security features include exterior cameras for peace of mind. Step into the private backyard oasis, perfect for entertaining or quiet relaxation. Upstairs, a spacious hallway with double doors and a linen closet adds practicality. Embrace sophistication and comfort in this idyllic haven, where luxury meets everyday ease. Property can be used to build their dream home or do addition or renovation. This property is mostly being sold for land value.

Extras:

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!](#)

	<p style="text-align: right;">List: \$2,599,900 For: Sale 12</p> <p style="text-align: center;">House for sale in the school boundary of Mineola EPS (KG- 6)</p> <p style="text-align: right;">DOM: 29</p>					
	<table style="width: 100%; border: none;"> <tr> <td style="width: 33%; border: none;"> <p>Detached Link: N Bungalow-Raised</p> </td> <td style="width: 33%; border: none;"> <p>Front On: W Acre:</p> </td> <td style="width: 33%; border: none;"> <p>Rms: 7 Bedrooms: 3 + 2 Washrooms: 3 1x4xGround, 1x3xGround, 1x3xBsmt</p> </td> </tr> <tr> <td colspan="3" style="border: none;"> <p>Lot: 125.09 x 204.08 Feet Irreg: 125.09x180.07x125.18x204.80</p> <p>Dir/Cross St: QEW/HURONTARIO</p> </td> </tr> </table>	<p>Detached Link: N Bungalow-Raised</p>	<p>Front On: W Acre:</p>	<p>Rms: 7 Bedrooms: 3 + 2 Washrooms: 3 1x4xGround, 1x3xGround, 1x3xBsmt</p>	<p>Lot: 125.09 x 204.08 Feet Irreg: 125.09x180.07x125.18x204.80</p> <p>Dir/Cross St: QEW/HURONTARIO</p>	
<p>Detached Link: N Bungalow-Raised</p>	<p>Front On: W Acre:</p>	<p>Rms: 7 Bedrooms: 3 + 2 Washrooms: 3 1x4xGround, 1x3xGround, 1x3xBsmt</p>				
<p>Lot: 125.09 x 204.08 Feet Irreg: 125.09x180.07x125.18x204.80</p> <p>Dir/Cross St: QEW/HURONTARIO</p>						


<p>Kitchens: 1 + 1 Fam Rm: Y Basement: Fin W/O Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Apx Age: Apx Sqft: Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Lower Phys Hdcap-Eqp:</p>	<p>Exterior: Brick /Wood Drive: Circular Gar/Gar Spcs: Attached / 2.0 Drive Park Spcs: 6 Tot Prk Spcs: 10.0 UFFI: No Pool: Inground Energy Cert: Cert Level: GreenPIS: Prop Feat:</p>	<p>Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: Oth Struct:</p>
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	32.64	x 14.60	Fireplace	Hardwood Floor	Combined W/Dining
2	Dining	Ground	32.64	x 14.60	Hardwood Floor	Open Concept	O/Looks Backyard
3	Den	Ground	21.16	x 11.32	Walk-Out	Hardwood Floor	Skylight
4	Kitchen	Ground	13.61	x 10.59	Renovated	Family Size Kitchen	Stainless Steel Appl
5	Breakfast	Ground	0.00	x 0.00			
6	Prim Bdrm	Ground	15.25	x 13.28	Hardwood Floor	3Pc Ensuite	W/I Closet
7	2nd Br	Ground	13.28	x 8.86	Hardwood Floor	O/Looks Backyard	
8	3rd Br	Ground	13.94	x 9.84	Hardwood Floor	O/Looks Ravine	
9	4th Br	Lower	24.76	x 14.92	Above Grade Window	Broadloom	O/Looks Garden
10	5th Br	Lower	13.78	x 13.45	Broadloom		
11	Family	Lower	25.75	x 14.60	Fireplace	Walk-Out	Picture Window
12	Kitchen	Lower	14.43	x 5.08			

Client Remks: Rare opportunity to renovate/rebuild(or update with your personal touch) this premium 125x200ft(over .5 acre) ravine lot East Mineola Quiet cul-de-sac/20 homes/ Circular driveway & stunning back yard & terrace are just a few of the many features you will appreciate - The possibilities are endless with this picturesque/private ravine lot/ raised bungalow(over 3500sf. living space),upper & lower level walkouts,2 fireplaces/renovated family sized kitchen, living/ dining @ den all overlook pool & ravine, lower level(above grade) spacious family room w/fireplace along with two very spacious bedrooms- enjoy the tranquil south-west exposure allowing your family endless hours of enjoyment in your separately fenced salt water pool @ remote control waterfall! Your massive backyard feels like Muskoka!! Ideal setup for a growing family & nanny suite, recent rebuilds and renovations are ongoing in the area , top schools/Cawthra School of the Arts, Port Credit STEM, Mentor College, Trillium Hospital all within minutes. Commute to the City/Pearson airport is quick(15-20min) Port Credit's great eateries ,festivals ,rowing club, waterfront walking & running trails/parks.... great family community!

Extras: ***Note interior photos from when owner occupied *** Two walk-out terraces, entry from garage, upgraded circular driveway - ***** SEE REVISED FLOOR PLAN DRAWINGS*****

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	<p style="text-align: right;">List: \$2,698,000 For: Sale 13</p> <p style="text-align: center;">House for sale in the school boundary of Mineola EPS (KG- 6)</p> <p style="text-align: right;">DOM: 79</p>					
	<table style="width: 100%; border: none;"> <tr> <td style="width: 33%; border: none;"> <p>Detached Link: N Bungalow</p> </td> <td style="width: 33%; border: none;"> <p>Front On: E Acre:</p> </td> <td style="width: 33%; border: none;"> <p>Rms: 7 + 5 Bedrooms: 3 + 1 Washrooms: 5 1x2xMain, 1x3xMain, 1x4xMain, 1x4xMain 1x3xBsmt</p> </td> </tr> <tr> <td colspan="3" style="border: none;"> <p>Lot: 100 x 176 Feet Irreg: Dir/Cross St: South Service Road And Cawthra</p> </td> </tr> </table>	<p>Detached Link: N Bungalow</p>	<p>Front On: E Acre:</p>	<p>Rms: 7 + 5 Bedrooms: 3 + 1 Washrooms: 5 1x2xMain, 1x3xMain, 1x4xMain, 1x4xMain 1x3xBsmt</p>	<p>Lot: 100 x 176 Feet Irreg: Dir/Cross St: South Service Road And Cawthra</p>	
<p>Detached Link: N Bungalow</p>	<p>Front On: E Acre:</p>	<p>Rms: 7 + 5 Bedrooms: 3 + 1 Washrooms: 5 1x2xMain, 1x3xMain, 1x4xMain, 1x4xMain 1x3xBsmt</p>				
<p>Lot: 100 x 176 Feet Irreg: Dir/Cross St: South Service Road And Cawthra</p>						

Possession Remarks: 60-90 days


<p>Kitchens: 1 Fam Rm: N Basement: Finished / Full Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Apx Age: Apx Sqft: 1500-2000 Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Main Phys Hdcap-Eqp:</p>	<p>Exterior: Brick Drive: Pvt Double Gar/Gar Spcs: Attached / 2.0 Drive Park Spcs: 10 Tot Prk Spcs: 12.0 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat:</p>	<p>Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: Oth Struct:</p>
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#	Room	Level	Length (ft)	Width (ft)	Description
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Client Remks: Welcome To Perfection In Mississauga's Sought After Mineola! Entering Through The Front Door You Will Be Welcomed By Modern Beauty And Elegance With Over 3200 Square Feet Of Living Space. The Brand New Kitchen, Hardwood Floors, Open Concept Layout And Vaulted Ceilings Are Perfect For Entertaining. The Private Backyard Oasis Consists Of A Pool Sized Lot, New Deck, Outdoor Kitchen And Professional Landscaping. Laundry Is On The Main Floor And All Bedrooms Contain Their Own Ensuite. The Basement Boasts A Large Entertainment Area With A Gorgeous Wet Bar And Glassed In Wine Room. Continue To The Additional Rec Room Space, 4th Bedroom or Workout Room - This Home Has It All! No Detail Was Overlooked With These Renovations. The House Contains A New 200 AMP Panel, New Roof, New Furnace, New AC Unit, Spray Foam Insulation Throughout, New Deck, New Asphalt Driveway To Park 10+ Cars, Irrigation, Landscaping, New Top Of The Line Appliances! Everything Is New And Ready For You!

Extras: Additional New Features Include: New Garage Door, New Eavestroughs and Fascia, Pot Lights, Cameras, Exposed Aggregate Front Porch, Windows, Water Proof Sub Floors In The Basement. Everything You See Is New!

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	House for sale in the school boundary of Mineola EPS (KG- 6)		List: \$3,088,000 For: Sale ¹⁴
	DOM: 30		
Detached Link: N 2-Storey Lot: 50 x 100 Feet Irreg: Dir/Cross St: Hurontario/ Eaglewood	Front On: W Acre:	Rms: 10 + 2 Bedrooms: 4 + 2 Washrooms: 6 1x2xMain, 1x3x2nd, 1x4x2nd, 1x4x2nd, 2x3xBsmt	

Possession Remarks: To Be Arranged


Kitchens: 1 + 1 Fam Rm: Y Basement: Apartment / Sep Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Apx Age: Apx Sqft: Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Phys Hdcap-Eqp:	Exterior: Brick / Concrete Drive: Available 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:	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: Oth Struct:
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	20.50	x 17.78	Stainless Steel Appl Quartz Counter Backsplash
2	Breakfast	Main	7.54	x 17.78	W/O To Deck Tile Floor Pot Lights
3	Family	Main	16.83	x 16.07	Hardwood Floor Pot Lights Large Window
4	Dining	Main	11.05	x 16.83	Hardwood Floor Pot Lights Large Window
5	Office	Main	14.10	x 12.20	Hardwood Floor Pot Lights Large Window
6	Prim Bdrm	2nd	18.01	x 14.76	3 Pc Ensuite Pot Lights W/I Closet
7	2nd Br	2nd	12.79	x 13.28	3 Pc Ensuite Hardwood Floor W/I Closet
8	3rd Br	2nd	12.46	x 13.94	Hardwood Floor Pot Lights W/I Closet
9	4th Br	2nd	14.66	x 9.94	Hardwood Floor Pot Lights W/I Closet

Client Remks: Experience The Height Of Luxury! This Custom-Built Home Is A True Masterpiece, Featuring Hardwood Floors Throughout And A Spacious Open-Concept Design With 4+2 Bdrms. There Is Ample Space For Your Family And Guests. The Kitchen Is Equipped With Quartz Countertops, High-End Appliances. The Attention To Detail Is Evident In Every Aspect Of This Home, From The Sleek Railing Staircase To The Second Floor. This Custom Modern Home Is Mineola Seamlessly Combines Style, Functionality, And Comfort, Making It The Perfect Residence For Those Seeking An Exceptional Living Experience.

Extras: Finished Apartment Basement With A Separate Entrance , Kitchen, 2 Bedrooms & 2 Wrs, Can Be Easily Rented To Generate Extra Income. (With Permit)

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](#)!

	<p style="text-align: right; margin: 0;">List: \$3,099,900 For Sale</p> <p style="text-align: right; margin: 0;">DOM: 35</p> <p style="margin: 0;">House for sale in the school boundary of Mineola EPS (KG- 6)</p>					
	<table style="width: 100%; border: none;"> <tr> <td style="width: 33%; border: none;"> <p>Detached Link: N 2-Storey</p> </td> <td style="width: 33%; border: none;"> <p>Front On: W Acre:</p> </td> <td style="width: 33%; border: none;"> <p>Rms: 9 Bedrooms: 4 Washrooms: 6 1x2xMain, 2x3x2nd, 1x4x2nd, 1x5x2nd, 1x3xLower</p> </td> </tr> <tr> <td colspan="3" style="border: none;"> <p>Lot: 50 x 150 Feet Irreg: Dir/Cross St: Mineola Rd and Wilson Ave</p> </td> </tr> </table>	<p>Detached Link: N 2-Storey</p>	<p>Front On: W Acre:</p>	<p>Rms: 9 Bedrooms: 4 Washrooms: 6 1x2xMain, 2x3x2nd, 1x4x2nd, 1x5x2nd, 1x3xLower</p>	<p>Lot: 50 x 150 Feet Irreg: Dir/Cross St: Mineola Rd and Wilson Ave</p>	
<p>Detached Link: N 2-Storey</p>	<p>Front On: W Acre:</p>	<p>Rms: 9 Bedrooms: 4 Washrooms: 6 1x2xMain, 2x3x2nd, 1x4x2nd, 1x5x2nd, 1x3xLower</p>				
<p>Lot: 50 x 150 Feet Irreg: Dir/Cross St: Mineola Rd and Wilson Ave</p>						


<p>Kitchens: 1 + 1 Fam Rm: Y Basement: Fin W/O /Walk-Up Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Apx Age: 6-15 Apx Sqft: 3000-3500 Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Upper Phys Hdcap-Eqp:</p>	<p>Exterior: Brick / Stucco/Plaster Drive: Pvt Double Gar/Gar Spcs: Attached / 2.0 Drive Park Spcs: 4 Tot Prk Spcs: 5.0 UFFI: Pool: Inground Energy Cert: Cert Level: GreenPIS: Prop Feat: School</p>	<p>Zoning: R3 Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: Oth Struct:</p>
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	17.32	x 13.58	Hardwood Floor Combined W/Dining Picture Window
2	Dining	Main	17.74	x 14.01	Hardwood Floor Fireplace
3	Family	Main	17.74	x 13.15	Built-In Speakers Open Concept
4	Kitchen	Main	18.17	x 17.48	Hardwood Floor Centre Island W/O To Pool
5	Mudroom	Main	8.59	x 8.23	B/I Closet 2Pc Bath Tile Floor
6	Prim Bdrm	2nd	18.34	x 16.33	Hardwood Floor W/I Closet 5Pc Ensuite
7	2nd Br	2nd	13.42	x 11.32	Hardwood Floor 3Pc Ensuite Closet
8	3rd Br	2nd	13.74	x 10.82	Hardwood Floor 3Pc Ensuite Closet
9	4th Br	2nd	12.76	x 12.00	Hardwood Floor 4Pc Ensuite Closet
10	Office	Lower	20.17	x 12.92	Heated Floor 3Pc Bath
11	Rec	Lower	25.75	x 24.34	B/I Bar Centre Island Heated Floor
12	Media/Ent	Lower	20.17	x 12.92	Built-In Speakers Heated Floor Fireplace

Client Remks: Professionally designed and it shows! Beautiful white oak hardwood floors, 10' and 20' ceilings on the main floor. The flow is open and great for entertaining. The kitchen island is huge! The floor-to-ceiling windows overlook the west facing and incredible backyard oasis. The appliances are top-of-the-line and overall finishes are impressive. A timeless and appealing choice of finishes. The upper level primary suite is a retreat, double door entry, the window coverings and overall ambience is super relaxing. The ensuite has heated floors and the walk-in closet feels super organized and boutique like! All the bedrooms have their own ensuites & walk-in closets. There is upper and lower level laundry! The lower level is heated floors and has generous amount of space. The walk-up has a large shower area for the pool needs. The backyard is incredible. West facing sun, a sparkling pool & beautifully landscaped private spaces finish the day in peace. The driveway is heated, the garage is large.

Extras: Great location, great schools, walk to Port Credit and the GO

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	<p>House for sale in the school boundary of Mineola EPS (KG- 6)</p>	<p>List: \$3,288,000 For: Sale</p>
	<p>DOM: 21</p>	
<p>Detached Link: N 2-Storey</p>	<p>Front On: S Acre:</p>	<p>Rms: 12 Bedrooms: 4 Washrooms: 5 1x2xMain, 1x3x2nd, 2x5x2nd, 1x3xBsmt</p>
<p>Lot: 50 x 115 Feet Irreg: Dir/Cross St: Hurontario St & Eaglewood Blvd</p>		


<p>Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Apx Age: 0-5 Apx Sqft: 3000-3500 Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Phys Hdcap-Eqp:</p>	<p>Exterior: Stone Drive: Private Gar/Gar Spcs: Attached / 2.0 Drive Park Spcs: 4 Tot Prk Spcs: 6.0 UFFI: Pool: Inground Energy Cert: Cert Level: GreenPIS: Prop Feat: Fenced Yard, Golf, Hospital, Lake Access, Marina, School</p>	<p>Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: Oth Struct:</p>
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	15.97	x 17.97	Hardwood Floor	Quartz Counter	Stainless Steel Appl
2	Family	Main	18.04	x 12.99	Hardwood Floor	Open Concept	Gas Fireplace
3	Dining	Main	13.97	x 10.99	Hardwood Floor	Large Window	Combined W/Living
4	Living	Main	8.99	x 10.99	Hardwood Floor	Large Window	Pot Lights
5	Office	Main	9.48	x 7.48	Hardwood Floor	Pocket Doors	B/I Bookcase
6	Prim Bdrm	2nd	19.48	x 14.99	Hardwood Floor	Vaulted Ceiling	5Pc Ensuite
7	2nd Br	2nd	14.99	x 10.99	Hardwood Floor	Semi Ensuite	Large Window
8	3rd Br	2nd	10.99	x 13.97	Hardwood Floor	Semi Ensuite	Large Window
9	4th Br	2nd	14.99	x 11.97	Hardwood Floor	3 Pc Ensuite	Large Closet
10	Rec	Bsmt	33.98	x 12.50	Broadloom	Pot Lights	Large Window
11	Other	Bsmt	9.48	x 11.97	Broadloom	Mirrored Walls	3 Pc Bath
12	Breakfast	Main	13.97	x 15.97	Hardwood Floor	W/O To Patio	Open Concept

Client Remks: Welcome to this exquisite luxury home, a true masterpiece where no detail was overlooked. Located in the highly desirable Mineola neighborhood, this residence offers high-end finishes throughout, ensuring a sophisticated living experience. The open concept chefs kitchen features a large fridge/freezer combo, quartz counter tops, high end stainless steel appliances and luxury fixtures. Upstairs there are 4 spacious bedrooms, each with ensuite access, providing unparalleled convenience. Step outside to your entertainer's dream backyard with landscape uplighting, boasting a fully automated saltwater pool, perfect for summer relaxation. The outdoorspace is thoughtfully designed with an outdoor bathroom for pool use, a cozy gas fire pit, a built-in gas fireplace to enjoy while watching the outdoor TV for ultimate comfort and enjoyment.

Extras: The built-in Gas BBQ area is ideal for hosting gatherings and enjoying outdoor dining. This home is move-in ready, pack your bags and start enjoying this luxurious lifestyle. Please see attached featuresheet for the endless amount of upgrades.

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	List: \$3,488,000 For: Sale	
	House for sale in the school boundary of Mineola EPS (KG- 6)	
DOM: 64		
Detached Link: N 1 1/2 Storey	Front On: S Acres: .50-1.99	Rms: 7 Bedrooms: 4 Washrooms: 3 1x3, 1x4, 1x2
Lot: 100 x 360 Feet Irreg: 100X360X359.35 Ft Dir/Cross St: Hurontario/Pinewood		


Kitchens: 1 Fam Rm: N Basement: Fin W/O Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Y Apx Age: Apx Sqft: 1500-2000 Assessment: POTL: POTL Mo Fee: Elevator/Lift: N Laundry Lev: Lower Phys Hdcap-Eqp:	Exterior: Brick / Stone Drive: Private Gar/Gar Spcs: Attached / 2.0 Drive Park Spcs: 3 Tot Prk Spcs: 5.0 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: N Prop Feat: Fenced Yard, Public Transit, Ravine, Wooded/Treed	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: N Oth Struct:
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.37	x 11.91	Hardwood Floor	Fireplace	Leaded Glass
2	Dining	Main	10.56	x 9.81	Hardwood Floor	O/Looks Backyard	Picture Window
3	Kitchen	Main	11.78	x 11.55	Eat-In Kitchen	South View	W/O To Yard
4	Prim Bdrm	Main	10.73	x 9.81	3Pc Ensuite	Hardwood Floor	Closet
5	2nd Br	Main	13.09	x 9.81	Hardwood Floor	B/I Closet	Window
6	3rd Br	Upper	21.06	x 11.81	Hardwood Floor	Skylight	Closet
7	4th Br	Upper	19.48	x 18.73	Hardwood Floor	Skylight	Closet
8	5th Br	Bsmt	10.36	x 9.81	Laminate	Closet	Window
9	Family	Bsmt	22.93	x 13.58	Gas Fireplace	Ceramic Floor	Window
10	Laundry	Bsmt	11.38	x 6.53	Ceramic Floor	Window	W/O To Yard
11	Workshop	Bsmt	16.37	x 12.17	Window		
12	Office	Bsmt	9.81	x 9.81	Ceramic Floor	B/I Bookcase	Pot Lights

Client Remks: Stunning Property Nestled on Spectacular Almost 1 Acre Prime Ravine Lot (100 x 360/359Ft) With South-Western Exposure, In The Centre Of Prestigious & Welcoming Neighborhood of Mineola. Property Surrounded By Multi-Million Dollar Homes. Beautiful Muskoka-Like Landscaped Back Yard With Mature Trees. Charming Tudor-Revival Home With Stunning Lead Windows & Oak Hardwood Floors Throughout. Original Wood Trim On Main Level, Large Family Room With Gas Fireplace. Second Story Loft Is All Cedar. Full, Finished Basement With Fireplace and Walk Out to Private Backyard Oasis. Great Opportunity to Own this Outstanding Property to Renovate or to Build Your Dream Home! Minutes to Trendy Port Credit, Marina and to Ontario Lake, Top Rated Schools, Walk To Go Train, Only 5 Minutes Drive To Trillium Hospital & 15 Minutes Drive To Downtown Toronto & to the Airports.

Extras: All Electric Light Fixtures, Fridge, Stove, B/I Dishwasher, Washer Dryer, All As is Condition.

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	<p style="text-align: right;">List: \$3,498,000 For: Sale 18</p> <p style="text-align: center;">House for sale in the school boundary of Mineola EPS (KG- 6)</p> <p style="text-align: right;">DOM: 99</p>					
	<table style="width: 100%; border: none;"> <tr> <td style="width: 33%; border: none;"> <p>Detached Link: N 2-Storey</p> </td> <td style="width: 33%; border: none;"> <p>Front On: W Acres:</p> </td> <td style="width: 33%; border: none;"> <p>Rms: 13 + 5 Bedrooms: 4 + 1 Washrooms: 5 1x2, 1x3, 2x4, 1x5</p> </td> </tr> <tr> <td colspan="3" style="border: none;"> <p>Lot: 111 x 149 Feet Irreg: Dir/Cross St: Pinewood Trail & Hurontario St</p> </td> </tr> </table>	<p>Detached Link: N 2-Storey</p>	<p>Front On: W Acres:</p>	<p>Rms: 13 + 5 Bedrooms: 4 + 1 Washrooms: 5 1x2, 1x3, 2x4, 1x5</p>	<p>Lot: 111 x 149 Feet Irreg: Dir/Cross St: Pinewood Trail & Hurontario St</p>	
<p>Detached Link: N 2-Storey</p>	<p>Front On: W Acres:</p>	<p>Rms: 13 + 5 Bedrooms: 4 + 1 Washrooms: 5 1x2, 1x3, 2x4, 1x5</p>				
<p>Lot: 111 x 149 Feet Irreg: Dir/Cross St: Pinewood Trail & Hurontario St</p>						


<p>Kitchens: 1 + 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Apx Age: Apx Sqft: 3500-5000 Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Upper Phys Hdcap-Eqp:</p>	<p>Exterior: Stone / Stucco/Plaster Drive: Private Gar/Gar Spcs: Attached / 2.0 Drive Park Spcs: 6 Tot Prk Spcs: 8.0 UFFI: Pool: Inground Energy Cert: Cert Level: GreenPIS: Prop Feat: Cul De Sac, Fenced Yard Marina, Park, Public Transit, School</p>	<p>Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: Oth Struct: Garden Shed</p>
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	23.42	x 14.50	Hardwood Floor	Fireplace	Crown Moulding
2	Dining	Main	18.99	x 10.99	Hardwood Floor	Bay Window	Crown Moulding
3	Kitchen	Main	20.93	x 17.42	Hardwood Floor	O/Looks Family	Granite Counter
4	Family	Main	21.91	x 16.40	Hardwood Floor	Fireplace	W/O To Deck
5	Office	Main	16.40	x 14.50	Hardwood Floor	Fireplace	Pot Lights
6	2nd Br	Main	12.92	x 12.33	Hardwood Floor	3 Pc Bath	Double Closet
7	Prim Bdrm	2nd	30.83	x 24.57	Hardwood Floor	4 Pc Ensuite	His/Hers Closets
8	3rd Br	2nd	16.56	x 15.15	Hardwood Floor	Large Window	Double Closet
9	4th Br	2nd	15.15	x 10.66	Hardwood Floor	Large Window	Double Closet
10	5th Br	Lower	17.38	x 12.00	Broadloom	Above Grade Window	4 Pc Bath
11	Kitchen	Lower	24.27	x 9.51	Eat-In Kitchen	Laminate	Above Grade Window
12	Rec	Lower	27.98	x 11.81	Laminate	Pot Lights	Above Grade Window

Client Remks: Welcome to this elegant family home in high-demand Mineola, featuring almost 6000 sq. feet of living space on a resort-like 111' x 149' estate property. This renovated home offers an open floor plan with high ceilings, hardwood floors, and natural light beaming through numerous picture windows. The main floor boasts an expansive living and family room, formal dining room, office, bedroom with 3-piece ensuite, and modern kitchen with stainless steel appliances and center island. The second floor showcases luxurious bedrooms with spacious closets and renovated baths. Relax in the lavish master suite featuring vaulted ceilings, a large sitting room, 4-piece ensuite with soaker tub, and his and hers walk-in closets. The lower level features a second kitchen, gym that can also be converted to a fifth bedroom, and a recreation room with above-grade windows. As if all that wasn't enticing enough..undoubtedly, your summer days will be spent within the outdoor sanctuary with its inviting inground saltwater swimming pool, soothing hot tub, charming cabana complete with electrical amenities, elegant wrought iron fencing and gate, and meticulously crafted professionally landscaped grounds, creating an oasis perfect for entertainment and relaxation.

Extras: 9' ceilings on main level, 10' in family room, hwd floors, designer wind. coverings & California shutters, 2 gas and 1 wood-burning fireplace, Velux rain-sensing skylights '22, custom kitchen by Harbour kitchens, Lennox A/C '22 & Furnace

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	<p style="text-align: right;">List: \$3,600,000 For: Sale 19</p> <p style="text-align: center;">House for sale in the school boundary of Mineola EPS (KG- 6)</p> <p style="text-align: right;">DOM: 57</p>					
	<table style="width: 100%; border: none;"> <tr> <td style="width: 33%; border: none;"> <p>Detached Link: N 2-Storey</p> </td> <td style="width: 33%; border: none;"> <p>Front On: N Acre:</p> </td> <td style="width: 33%; border: none;"> <p>Rms: 14 + 2 Bedrooms: 4 + 2 Washrooms: 7 1x4x2nd, 3x3x2nd, 1x2xMain, 1x2xBsmt, 1x3xBsmt</p> </td> </tr> <tr> <td colspan="3" style="border: none;"> <p>Lot: 72 x 84.04 Feet Irreg: Dir/Cross St: Hurontario/Lakeshore</p> </td> </tr> </table>	<p>Detached Link: N 2-Storey</p>	<p>Front On: N Acre:</p>	<p>Rms: 14 + 2 Bedrooms: 4 + 2 Washrooms: 7 1x4x2nd, 3x3x2nd, 1x2xMain, 1x2xBsmt, 1x3xBsmt</p>	<p>Lot: 72 x 84.04 Feet Irreg: Dir/Cross St: Hurontario/Lakeshore</p>	
<p>Detached Link: N 2-Storey</p>	<p>Front On: N Acre:</p>	<p>Rms: 14 + 2 Bedrooms: 4 + 2 Washrooms: 7 1x4x2nd, 3x3x2nd, 1x2xMain, 1x2xBsmt, 1x3xBsmt</p>				
<p>Lot: 72 x 84.04 Feet Irreg: Dir/Cross St: Hurontario/Lakeshore</p>						

<p>Kitchens: 1 + 1 Fam Rm: Y Basement: Sep Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Apx Age: Apx Sqft: 3500-5000 Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Main Phys Hdcap-Eqp:</p>	<p>Exterior: Stone Drive: Available Gar/Gar Spcs: Attached / 2.0 Drive Park Spcs: 6 Tot Prk Spcs: 8.0 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Fenced Yard, Library, Marina, Park, School, School Bus Route</p>	<p>Zoning: Cable TV: Y Hydro: Y Gas: Y Phone: Water: Municipal Water Supply: Sewer: Sewers Spec Desig: Other Farm/Agr: Waterfront: Indirect Retirement: Oth Struct:</p>
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Water Name: Lakeontario, Lake

#	Room	Level	Length (ft)	Width (ft)	Description
<p>Client Remks: MOTIVATED SELLER!! Luxurious And Elegant Home In Prestigious Mineola Estates Within Walking Distance To Port Credit Go Station And Lake Ontario Waterfront. This Home Is Lavished With TOP QUALITY MATERIALS And Workmanship, Professional Landscaping. Indiana Limestone Facade. Hampton Stone Staircase. Slabs Interlocking Driveway. Spectacular, 20Ft Calacatta Marble Grand Foyer. Custom Kitchen With Wolf Appliances.*7 Spa-Like Attached Bathrooms Heated Marble Flooring. 9'Cielling Basement. Smart Home Equipped. Extras: Patio Set, TV set Included!</p>					

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	<p style="text-align: right;">List: \$4,290,000 For: Sale 20</p> <p style="text-align: center;">House for sale in the school boundary of Mineola EPS (KG- 6)</p> <p style="text-align: right;">DOM: 20</p>					
	<table style="width: 100%; border: none;"> <tr> <td style="width: 33%; border: none;"> <p>Detached Link: N 2-Storey</p> </td> <td style="width: 33%; border: none;"> <p>Front On: S Acre:</p> </td> <td style="width: 33%; border: none;"> <p>Rms: 12 + 4 Bedrooms: 6 + 2 Washrooms: 6 1x6xMain, 1x2xMain, 1x4xMain, 2x4, 1x3x2nd</p> </td> </tr> <tr> <td colspan="3" style="border: none;"> <p>Lot: 90 x 150 Feet Irreg: Dir/Cross St: Mineola And Broadmoor</p> </td> </tr> </table>	<p>Detached Link: N 2-Storey</p>	<p>Front On: S Acre:</p>	<p>Rms: 12 + 4 Bedrooms: 6 + 2 Washrooms: 6 1x6xMain, 1x2xMain, 1x4xMain, 2x4, 1x3x2nd</p>	<p>Lot: 90 x 150 Feet Irreg: Dir/Cross St: Mineola And Broadmoor</p>	
<p>Detached Link: N 2-Storey</p>	<p>Front On: S Acre:</p>	<p>Rms: 12 + 4 Bedrooms: 6 + 2 Washrooms: 6 1x6xMain, 1x2xMain, 1x4xMain, 2x4, 1x3x2nd</p>				
<p>Lot: 90 x 150 Feet Irreg: Dir/Cross St: Mineola And Broadmoor</p>						

Possession Remarks: 30-90Days/Tba


<p>Kitchens: 1 Fam Rm: Y Basement: Fin W/O Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Apx Age: Apx Sqft: Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Main Phys Hdcap-Eqp:</p>	<p>Exterior: Brick / Stone Drive: Circular Gar/Gar Spcs: Attached / 2.0 Drive Park Spcs: 5 Tot Prk Spcs: 7.0 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat:</p>	<p>Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: Oth Struct:</p>
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	20.20	x 14.76	Granite Counter	Hardwood Floor	W/O To Deck
2	Family	Main	16.70	x 16.86	Coffered Ceiling	Hardwood Floor	Gas Fireplace
3	Dining	Main	12.79	x 14.27	Hardwood Floor	Picture Window	O/Looks Garden
4	Living	Main	12.79	x 14.27	Hardwood Floor	Crown Moulding	O/Looks Garden
5	Sunroom	Main	16.79	x 11.45	W/O To Deck	Enclosed	Tile Floor
6	Prim Bdrm	Main	19.68	x 14.07	6Pc Ensuite	Hardwood Floor	His/Hers Closets
7	2nd Br	Main	16.96	x 11.81	W/I Closet	Hardwood Floor	4 Pc Bath
8	Office	Main	11.97	x 14.63	Vaulted Ceiling	Hardwood Floor	Picture Window
9	3rd Br	2nd	10.99	x 16.96	Vaulted Ceiling	Hardwood Floor	Large Window
10	4th Br	2nd	14.20	x 12.66	W/I Closet	Hardwood Floor	4 Pc Ensuite
11	5th Br	2nd	15.42	x 10.99	W/I Closet	Hardwood Floor	Semi Ensuite
12	Br	2nd	12.89	x 12.07	Large Closet	Hardwood Floor	Semi Ensuite

Client Remks: Spectacular Mineola Dream Home @ Sought After Maplewood Rd* Professional Designed And Well Maintained Landscaping * Beautiful Fam Rm W/ Stunning B/I Gas Fireplace* Breathtaking Eat-In Kitchen With Adjacent Butler kitchen * Bright Fully Enclosed Sunroom Off Kitchen For Extra Entertainment and Leisure Space* Extraordinary Craftmanship and Attention to Detail - Gorgeous Mahogany Entrance Dr and Barrel Vaulted Foyer W/Plaster Moulding* Main Flr Primary Br W/His & Her W/I Closets & Organizer* 6Pc Spa Like Ensuite, 2nd Br And Office On Main Flr * 4 Brs On 2 nd Flr * Mini Golf & Billiard & Wet Bar At Bsm* A Must see** Walk to Schools and Parks* Close to Hwy, Go-Train, Village of Port Credit, Restaurants, Shopping Etc.

Extras:

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	List: \$4,999,900 For: Sale 21	
	House for sale in the school boundary of Mineola EPS (KG- 6) DOM: 71	
Detached Link: N Other	Front On: E Acre: <.50	Rms: 0 Bedrooms: 0 Washrooms: 3 1x2xGround, 1x3xBsmt, 1x3xBsmt
Lot: 0.47 x 0 Acres Irreg: Dir/Cross St: Hurontario/Qew/Southservice Rd		

MLS#: W8291500 Contract Date: 5/01/2024 PIN#:


Possession Remarks: TBA		
Kitchens: 0 Fam Rm: N Basement: Full Fireplace/Stv: N Heat: Forced Air / Gas A/C: None Central Vac: Apx Age: 51-99 Apx Sqft: 2000-2500 Assessment: POTL: POTL Mo Fee: Elevator/Lift: N Laundry Lev: Phys Hdcap-Eqp:	Exterior: Brick Drive: Other Gar/Gar Spcs: None / 0.0 Drive Park Spcs: 0 Tot Prk Spcs: 25.0 UFFI: Pool: None Energy Cert: N Cert Level: GreenPIS: Prop Feat:	Zoning: R1-2 Cable TV: Hydro: A Gas: Y Phone: Y Water: Municipal Water Supply: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: Oth Struct:

#	Room	Level	Length (ft)	Width (ft)	Description
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Client Remks: Attention Investors/Developers! A Lot Of Different Possibilities On This Property! Zoned For Residential Development Use In Premium Location In Mineola!! Property Is Currently Used As A Church (Place Of Worship)

Extras:

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	<p style="text-align: right;">List: \$5,298,800 For: Sale 22</p> <p style="text-align: center;">House for sale in the school boundary of Mineola EPS (KG- 6)</p> <p style="text-align: right;">DOM: 51</p>					
	<table style="width:100%; border: none;"> <tr> <td style="width:33%; border: none;"> <p>Detached Link: N 2-Storey</p> </td> <td style="width:33%; border: none;"> <p>Front On: W Acre:</p> </td> <td style="width:33%; border: none;"> <p>Rms: 13 + 4 Bedrooms: 4 + 2 Washrooms: 7 1x2, 4x3, 1x4, 1x5</p> </td> </tr> <tr> <td colspan="3" style="border: none;"> <p>Lot: 100 x 152.44 Feet Irreg: Dir/Cross St: South Service Rd/Crestview Ave</p> </td> </tr> </table>	<p>Detached Link: N 2-Storey</p>	<p>Front On: W Acre:</p>	<p>Rms: 13 + 4 Bedrooms: 4 + 2 Washrooms: 7 1x2, 4x3, 1x4, 1x5</p>	<p>Lot: 100 x 152.44 Feet Irreg: Dir/Cross St: South Service Rd/Crestview Ave</p>	
<p>Detached Link: N 2-Storey</p>	<p>Front On: W Acre:</p>	<p>Rms: 13 + 4 Bedrooms: 4 + 2 Washrooms: 7 1x2, 4x3, 1x4, 1x5</p>				
<p>Lot: 100 x 152.44 Feet Irreg: Dir/Cross St: South Service Rd/Crestview Ave</p>						

MLS#: W8358940 Contract Date: 5/21/2024 PIN#: 134690109
 Possession Remarks: 60/90/TBD


<p>Kitchens: 1 Fam Rm: Y Basement: Finished / Full Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Apx Age: 0-5 Apx Sqft: 3500-5000 Assessment: POTL: POTL Mo Fee: Elevator/Lift: N Laundry Lev: Upper Phys Hdcap-Eqp:</p>	<p>Exterior: Brick / Stucco/Plaster Drive: Pvt Double Gar/Gar Spcs: Built-In / 2.0 Drive Park Spcs: 6 Tot Prk Spcs: 8.0 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Fenced Yard</p>	<p>Zoning: R1 Cable TV: Y Hydro: Y Gas: Y Phone: Y Water: Municipal Water Supply: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: Oth Struct:</p>
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	16.86	x 17.88	B/I Appliances Quartz Counter Centre Island
2	Breakfast	Main	14.37	x 18.86	W/O To Patio O/Looks Living Hardwood Floor
3	Dining	Main	14.63	x 14.43	Built-In Speakers Pot Lights Hardwood Floor
4	Living	Main	17.52	x 18.86	Gas Fireplace Pot Lights B/I Shelves
5	Office	Main	11.48	x 11.05	Built-In Speakers Pot Lights Large Window
6	Prim Bdrm	2nd	18.34	x 19.06	5 Pc Ensuite W/I Closet Gas Fireplace
7	2nd Br	2nd	15.71	x 18.96	3 Pc Ensuite Closet Pot Lights
8	3rd Br	2nd	13.78	x 21.16	4 Pc Ensuite W/I Closet Wainscoting
9	4th Br	2nd	11.38	x 20.17	3 Pc Ensuite Closet Pot Lights
10	Den	2nd	11.18	x 10.79	Built-In Speakers Pot Lights Hardwood Floor
11	5th Br	Bsmt	13.78	x 10.17	3 Pc Ensuite Closet Above Grade Window
12	Rec	Bsmt	35.49	x 18.40	Built-In Speakers Pot Lights Above Grade Window

Client Remks: Beautifully designed contemporary home in sought-after Mineola East offering a sleek and sophisticated interior that spans over 6,500 square feet and is situated on a 100' x 152' pool size lot that boasts it's very own basketball court surrounded by lush greenery. The interior showcases an open concept floor plan with engineered oak hardwood floors that spans the main and upper level, 10" ceilings, expansive windows, built-in speakers throughout, and more. The luxury two-toned kitchen was curated to elevate your culinary experience and boasts modern lacquered cabinetry, a large centre island, quartz countertops, built-in appliances, and unobstructed views of the family room designed with a gas fireplace and walk-in servery. Expansive sliding doors create a fluid transition between the charming interior and the backyard oasis with covered patio, allowing for seamless indoor-outdoor entertainment. Ascend to the elegant primary bedroom elevated with a gas fireplace, built-in speakers, a boutique inspired walk-in closet, and a stunning 5pc ensuite with heated floors. This level also features 3 more spacious bedrooms designed with their own heated floor ensuites, a den ideal as a 5th bedroom or second office space, and the laundry room. The lower level completes this home with a large rec room, a theatre with illuminated lighting, a gym with a 3pc ensuite, a nanny/guest suite, a 3pc bath, and radiant in-floor heating + space for a steam room and wine cellar. Entertain family and friends in your lovely backyard oasis equipped with a built-in bbq, stone patio, and ample green space for the little ones to run around!

Extras: Exceptional family home conveniently located near highly acclaimed public & private schools, waterfront walking trails, Port Credit's bustling restaurants and shops, and a quick commute to downtown Toronto via the QEW or Go stations.

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](#)!

	<p style="text-align: right; margin: 0;">List: \$6,498,000 For Sale</p> <p style="text-align: right; margin: 0;">DOM: 77</p> <p style="text-align: center; margin: 0;">House for sale in the school boundary of Mineola EPS (KG- 6)</p>					
	<table style="width: 100%; border: none;"> <tr> <td style="width: 33%; border: none;"> <p>Detached Link: N 2-Storey</p> </td> <td style="width: 33%; border: none;"> <p>Front On: E Acre:</p> </td> <td style="width: 33%; border: none;"> <p>Rms: 19 + 8 Bedrooms: 4 + 2 Washrooms: 8 1x0xMain, 1x2xMain, 1x5x2nd, 2x4x2nd, 3x4xBsmt</p> </td> </tr> <tr> <td colspan="3" style="border: none;"> <p>Lot: 106 x 164 Feet Irreg: Dir/Cross St: Broadmoor Ave/Mineola Rd</p> </td> </tr> </table>	<p>Detached Link: N 2-Storey</p>	<p>Front On: E Acre:</p>	<p>Rms: 19 + 8 Bedrooms: 4 + 2 Washrooms: 8 1x0xMain, 1x2xMain, 1x5x2nd, 2x4x2nd, 3x4xBsmt</p>	<p>Lot: 106 x 164 Feet Irreg: Dir/Cross St: Broadmoor Ave/Mineola Rd</p>	
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<p>Kitchens: 2 Fam Rm: Y Basement: Apartment / Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Apx Age: 0-5 Apx Sqft: 5000+ Assessment: POTL: POTL Mo Fee: Elevator/Lift: N Laundry Lev: Upper Phys Hdcap-Eqp: N</p>	<p>Exterior: Stone / Stucco/Plaster Drive: Circular Gar/Gar Spcs: Built-In / 2.0 Drive Park Spcs: 6 Tot Prk Spcs: 6.0 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: N Prop Feat:</p>	<p>Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: N Oth Struct:</p>
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	13.61	x 11.15	Ceramic Floor
2	Great Rm	Main	19.02	x 17.38	Hardwood Floor Picture Window Open Concept
3	Living	Main	23.19	x 13.78	Hardwood Floor Fireplace Built-In Speakers
4	Dining	Main	17.45	x 16.40	Hardwood Floor O/Looks Living Built-In Speakers
5	Office	Main	13.45	x 1000.40	Hardwood Floor Large Window Built-In Speakers
6	Prim Bdrm	Main	16.07	x 15.42	6 Pc Ensuite W/I Closet Large Window
7	2nd Br	2nd	32.80	x 2099.20	Hardwood Floor 5 Pc Ensuite W/I Closet
8	3rd Br	2nd	21.45	x 13.51	Hardwood Floor 4 Pc Ensuite Double Closet
9	4th Br	2nd	13.32	x 11.51	Hardwood Floor 4 Pc Ensuite Closet
10	Rec	Bsmt	42.64	x 22.63	Ceramic Floor Heated Floor Gas Fireplace
11	Exercise	Bsmt	21.16	x 13.71	Ceramic Floor Heated Floor 4 Pc Bath
12	Great Rm	Bsmt	23.81	x 15.97	Ceramic Floor Heated Floor 4Pc Bath

Client Remks: Experience luxury living at its finest in this stunning masterpiece custom built home nestled in the sought-after Mineola neighborhood. Situated on an impressive 106 x 164 Ft lot, this home boasts over 8,500 sqft of impeccable living space. Step inside to discover a main level oasis featuring a luxurious primary bedrm with heated floors and a spa-like 6-PC ensuite. Upstairs, find a second master bedrm with a lavish 5-PC ensuite, along with two additional bedrms, both boasting their own 4-PC ensuite bathrooms. Plus, enjoy the convenience of a separate one-bedrm apartment in the basement, perfect for guests or extended family. The home's magnificent open concept layout is enhanced by two skylights and expansive windows, bathing the space in natural light. Entertain with ease in the spacious great room that seamlessly flows into the remarkable kitchen, complete with high-end Meile and Wolf appliances, impressive custom solid walnut cabinetry, a large island, and pantry. Step out onto the covered terrace with three skylights, an outdoor BBQ kitchenette, ideal for all-season gatherings or simply relaxing amidst the tranquility of the surroundings. The entertainer's lower level is a haven for relaxation and recreation, featuring a wet bar, fireplace, rec and game room, gym (can be used as the 5th bedroom with ensuite bathroom), and theater rooms. Outside, the professionally landscaped front and backyard with a sprinkler system create a picturesque setting for outdoor enjoyment. This exquisite home, located at 1511 Broadmoor Avenue, Mississauga, offers unparalleled luxury and is listed at \$6,498,000. Don't miss the opportunity to make this dream home yours and indulge in the ultimate lifestyle of sophistication and comfort.

Extras: ... see more in the attached Feature & Inclusions sheets

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