



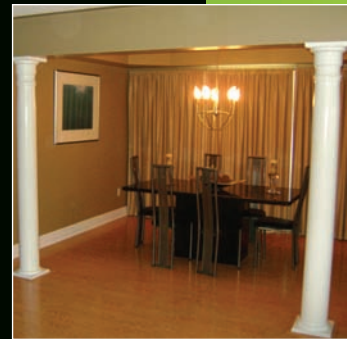
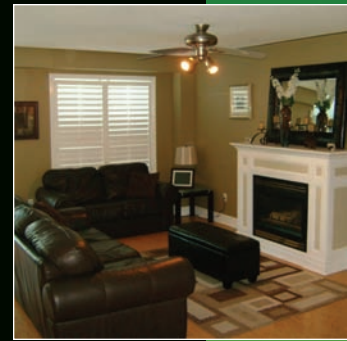
7381 Banffshire Court, Mississauga, Ontario



O N C E I N A L I F E T I M E O P P O R T U N I T Y

Welcome

Beautiful and rare - an open concept Arista home on a quiet court with a beautiful backyard oasis including an inground pool. This home has 3 + 2 bedrooms and 4 washrooms to accommodate most growing families. The basement has a nanny suite/appt. set-up with a full kitchen and bathroom. The home includes thousands in upgrades and shows 10+. This opportunity will not last long. Act now before it is gone!



Meadowvale Village

This residence is located in the Levi Creek area of the prestigious and historic Meadowvale Village, one of Mississauga's finest upscale neighborhoods. The Meadowvale Village settlement had been founded in 1836 by the instrumental efforts of John Simpson, who had established the first successful saw and carding mills, as well as Eastern European immigrants, who had innovatively developed the area and its businesses. Many buildings have survived in Meadowvale Village, offering us enchanting, frozen in time streetscapes that serve as reminders of the past and of the pioneering men and women, who had left their mark upon the landscape. In 1974, the settlements of Mississauga had amalgamated when Mississauga had been incorporated as a city. Shortly thereafter, Meadowvale Village had been recognized as Ontario's first Heritage Conservation District.

Meadowvale Village is close to some of Mississauga's best shopping and dining destinations, the best schools, renowned golf courses, beautiful parks, and quick travel times to the Greater Toronto Area and the airport, via car or public transit.

Highlights of this beautiful home:

LOCATION

- conveniently located close to the 401 and 407 in the Levi Creek area
- highly demand pie lot on a quiet child friendly court
- a short walk to local public and catholic schools
- nearby nature trails and parks to enjoy with your family

ENTRANCE

- paved driveway to hold 4 cars
- two car garage with garage door opener
- interlock path to double door entrance with lead glass windows
- entrance has been landscaped with trees and mulch
- second story balcony with pillars with room for chairs and table

MAIN FLOOR

- open concept kitchen and living room
- most windows are covered with California shutters
- dining room includes coffered ceiling and pillars
- wall-to-wall custom curtains in dining room provides privacy and elegance
- includes side-by-side fridge, dishwasher, stove and built in micro-wave
- kitchen has a large island for storage and raised breakfast bar
- all lighting on the main floor has been upgraded
- oak staircase and custom wall moulding
- gas fireplace in the living room with custom moulding
- main floor guest bathroom with a pedestal sink



IN GROUND POOL

- Solda custom pool with extensive landscaping with patterned concrete
- pool has an upgraded colour wheel light which changes the colour of the water every 5 minutes
- pool has an electronic automatic heater
- includes a brand new custom winter safety cover
- includes all pool equipment including solar cover and automatic vacuum
- includes a cedar cabana which protects the pools pump and heater and includes a mini fridge
- includes this year's closing by Solda Pools

BACKYARD

- beautiful landscaping including trees, bushes, perennials, rocks and mulch
- separate side play yard fenced with black metal fencing and gate
- large trees along the back of the property to provide privacy
- back of the yard has weeping tiles and it's own sewer to provide proper drainage
- brand new metal gazebo with curtains and upgraded lights is a great place to gather with friends
- garden lights elegantly light up the gardens and trees at night
- yard is fully fenced (newly painted) with lockable side gate entrance



SECOND FLOOR

- most windows are covered with California shutters
- laundry room has tub and extra cupboards for storage and includes 2010 Maytag washer and dryer
- first bedroom has a 3 piece semi-ensuite and covered balcony with double french doors
- this bedroom also has a cathedral ceiling and large closet
- second bedroom has chair rail and shelving and large closet
- large master bedroom has walk in closet and large ensuite
- ensuite contains large corner soaker tub and separate tiled shower with large counter space and mirror
- bedroom includes wall-to-wall drapes for privacy and added elegance

LOWER LEVEL

- completely finished lower area with eat-in kitchen, full bath, two bedrooms and living room area
- kitchen includes fridge, stove, dish washer and microwave
- kitchen cupboards add more storage space to the house
- two additional bedrooms can also be used as storage rooms, exercise rooms, etc.
- cold cellar for more storage space



FOR MORE INFORMATION PLEASE CONTACT:

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Thank you for visiting!