



THE PAPOUSEK TEAM

1500 WATSEEDGE ROAD
RATTRAY PARK ESTATES





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Welcome To Luxury Living

An extraordinary waterfront masterpiece poised on the serene shores of Lake Ontario, 1500 Watersedge Road presents an unparalleled opportunity to own one of Mississauga's most distinguished estates. Perfectly nestled within the highly coveted Rattray Park Estates, this architectural masterpiece encompasses over 10,000 square feet of exquisitely designed living space on more than half an acre of meticulously landscaped grounds. Boasting 5+1 bedrooms and 9 bathrooms, every room captures sweeping, uninterrupted vistas of Lake Ontario, the CN Tower, and Toronto's iconic skyline. A private elevator ensures seamless access to all levels, while a car lift transports prized vehicles directly to the custom auto showroom below. Every detail reflects uncompromising luxury, from a heated driveway, patios and interior floors to a rare 15,000 lb marine railway, truly a residence where sophistication meets waterfront grandeur.

A magnificent double-door entry ushers guests into a dramatic 2-storey foyer crowned by a barrel skylight that bathes the space in natural light. The grand entrance, framed by exquisite stone tile and rich black walnut detailing, sets the tone for the artistry that unfolds throughout the home. A dramatic 3-storey indoor waterfall captivates the senses, while a custom double-sided freshwater aquarium adds an upscale focal point, together celebrating and reinforcing the home's distinctive water-inspired design.

Every corner of the main level speaks of both luxury and purpose. The chef's gourmet kitchen stands as the true heart of the home, boasting granite countertops, premium appliances and a spacious island ideal for gathering. The elegant dining room, anchored by a gas fireplace, transitions effortlessly into the family room, where custom built-ins, a stone hearth, and floor-to-ceiling windows frame mesmerizing views of the infinity-edge saltwater pool and shimmering lake beyond. The living room radiates modern elegance with its distinctive aquarium feature, while the office provides a

productive retreat with custom built-ins and serene views.

The upper level unfolds as a sanctuary of elegance and serenity, where the lavish primary suite serves as a private haven of comfort. Vaulted ceilings, a graceful gas fireplace and double doors opening to a covered terrace, complete with heaters and glass railings, frame breathtaking views of Lake Ontario and the glittering Toronto skyline. The ensuite rivals a five-star spa, while his-and-hers walk-in closets ensure every detail of comfort and elegance is considered. Each of the four additional bedrooms is appointed with custom built-ins, walk-in closets, and heated ensuite bathrooms, each space uniquely crafted to offer both beauty and privacy.

Descend to the lower level to discover a world designed for indulgence and entertainment. A James Bond-themed recreation lounge captivates with a custom mural, full granite bar, billiards area, and a state-of-the-art home theatre with tiered seating for eight. A temperature-controlled wine cellar, fitness studio with glass doors, and private spa retreat with steam shower, sauna, and Jacuzzi elevate the experience to a standard reserved for world-class estates.

Outdoors, the property transforms into a private resort. Multiple terraces and seating vignettes surround the infinity saltwater pool, hot tub and outdoor kitchen, creating a seamless indoor-outdoor flow ideal for entertaining under the stars. Mature landscaping, lush gardens and a cozy firepit embrace the home in natural beauty, while the tranquil sound of the waves lapping at the shoreline instills a sense of serenity that only waterfront living can offer.

1500 Watersedge Road is not merely a home, it is a statement of success and refinement, a private haven where architectural artistry meets nature's beauty in perfect harmony.









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Distinguished Living

The living room emanates elegance and architectural finesse, anchored by a custom-built double-sided freshwater aquarium that serves as both an artistic centerpiece and a serene visual focal point. Expansive windows flood the space with natural light, highlighting the exquisite walnut detailing and refined finishes that define the home's craftsmanship. Designed to evoke both sophistication and comfort, this is a room where formal entertaining and intimate gatherings coexist effortlessly.

Flowing seamlessly from the kitchen, the family room embodies warmth and grandeur, featuring custom built-in cabinetry, a stately gas fireplace and a walkout to the terrace overlooking the infinity-edge saltwater pool. The open-concept design invites connection, while the carefully layered textures, stone tile flooring, soft lighting and tailored millwork create an atmosphere of understated luxury, ideal for relaxed evenings with family or elegant social gatherings.

The dining room captures the essence of fine living with its timeless design and inviting ambiance. A graceful gas fireplace anchors the room, casting a warm glow over dinners shared beneath a statement chandelier. Hardwood floors, pot lighting, and ceiling speakers elevate the dining experience, creating a space that is as perfect for formal entertaining as it is for intimate family celebrations.

The office offers a refined and tranquil environment perfectly suited for today's executive lifestyle. Custom maple built-ins, shelving, and an integrated desk reflect meticulous craftsmanship, while coffered ceilings and hardwood flooring create an atmosphere of refined tranquility. A walkout to the patio brings the outdoors in, offering a serene backdrop for productivity and reflection, a space where inspiration flows as naturally as the light that fills it.

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Culinary Delights

At the heart of this magnificent home lies a chef-worthy gourmet kitchen, a true centerpiece where style meets functionality. Anchored by a spacious kitchen island with granite countertops, pendant lighting, a double sink, and a breakfast bar, this space is designed for both culinary mastery and effortless entertaining. Premium built-in appliances, including a Sub-Zero fridge and freezer, Miele coffee machine, Wolf 6-burner range with dual grill panels, Sharp microwave, and Fisher & Paykel dishwasher, ensure every culinary endeavor is executed with precision and ease. Coffered ceilings, integrated ceiling speakers, pot lighting, and elegant stone tile flooring elevate the space with subtle sophistication, while the eat-in area, complete with walkout to the patio, creates a seamless connection to the backyard oasis. Overlooking the family room, this kitchen harmonizes practicality and grandeur, making it the perfect hub for daily living and entertaining alike.

Adjacent to the kitchen, the custom pantry offers a refined blend of elegance and utility. Outfitted with bespoke built-in cupboards and shelving, granite countertops with a sink, and a below-counter beverage refrigerator, it provides ample storage and preparation space. Pot lighting and tile flooring complete this thoughtfully designed area, ensuring every detail reflects the home's exceptional standard of luxury.





A Masterful Realm

The primary suite is a sanctuary of unparalleled luxury and serenity, thoughtfully designed to provide the ultimate retreat. Double entry doors open to reveal vaulted ceilings adorned with integrated ceiling speakers and subtle pot lighting, creating an ambiance of refined elegance. A wall-mounted TV and a cozy gas fireplace enhance comfort, while double doors lead to a covered private terrace, complete with heaters and glass railings, offering sweeping views of the saltwater pool, Lake Ontario, and the iconic Toronto skyline.

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The opulent 5-piece ensuite redefines indulgence, featuring a steam shower, Jacuzzi tub, and a custom double-vanity with undermount sinks. Heated stone tile floors and a heated towel holder elevate everyday routines into luxurious rituals, while a private water closet adds thoughtful privacy. Complementing this exquisite space are his-and-hers walk-in closets with bespoke built-ins, providing exceptional organization and sophistication. Every element of the primary suite has been meticulously crafted to offer a perfect balance of elegance, comfort, and breathtaking vistas, making it a true haven within this magnificent estate.



Exceptional Spaces

The lower level of this extraordinary estate is a world unto itself, designed for unparalleled leisure, entertainment, and indulgence. Step into a James Bond-inspired recreation area where a custom hand-painted mural sets the stage for unforgettable evenings. The space features a full granite-surrounded bar with under-counter Sub-Zero beverage refrigerators, a Miele dishwasher, and a Sharp microwave, perfect for hosting intimate gatherings or lavish celebrations. A billiards table and wall-mounted TV with built-in shelving create an atmosphere of sophistication and fun, while a gas fireplace adds warmth and elegance.

For cinephiles, the state-of-the-art home theatre delivers a true cinematic experience with tiered seating for eight, a projection screen, built-in surround sound, a granite bar ledge with seating, beverage refrigerator, and sink, combining luxury with ultimate comfort. Adjacent, the temperature-controlled wine cellar showcases custom-built racks and granite countertops, preserving a prized collection in style.

Health and wellness are equally prioritized with a fully equipped fitness studio featuring glass sliding doors, rubber flooring, and wall-mounted TV, offering a private space for exercise and rejuvenation. A spa retreat completes the experience, boasting a steam shower, dry sauna with Saunamatic heater, Jacuzzi, heated towel holders and 5-piece bathroom, ensuring every indulgence is at your fingertips.

Adding to the home's exceptional functionality, a private sixth bedroom with an ensuite provides a nanny or in-law suite, while the dramatic car lift leads to a bespoke auto showroom, adorned with a one-of-a-kind hand-painted mural, a true statement for the automotive enthusiast. Heated floors throughout the lower level ensure comfort and elegance, making this space as inviting as it is extraordinary.





Extraordinary Interiors





Backyard Oasis

Imagine stepping out from the elegant interiors onto a private outdoor haven where every moment feels like a retreat at a five-star resort. Mornings begin with the gentle lapping of Lake Ontario at your doorstep, as sunlight dances across the infinity-edge saltwater pool, its shimmering surface perfectly mirroring the Toronto skyline. The hot tub beckons for relaxing evenings beneath the stars, while multiple terraces and intimate seating nooks invite leisurely brunches, alfresco dinners, or quiet reflection with a book in hand. Imagine the ability of docking your boat directly in your backyard, offering effortless access to Lake Ontario and a lifestyle defined by waterfront leisure and freedom

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Host unforgettable gatherings with ease, thanks to the fully equipped outdoor kitchen and expansive entertaining zones, while a cozy fire pit provides a warm, inviting space for conversation or storytelling under the night sky. Carefully curated landscaping, mature trees and lush garden beds create a sense of seclusion, privacy and natural beauty, framing the estate in serenity and refinement. Every pathway, terrace, and lounging area has been thoughtfully designed to balance elegance and comfort, making outdoor living an art form.

As day transitions to night, exterior lighting transforms the backyard into a magical, ambient retreat, highlighting the saltwater pool, terraces, and gardens while maintaining the intimate atmosphere of a private sanctuary. Here, the allure of waterfront living combines seamlessly with luxury and style, offering a lifestyle where every day feels like a carefully crafted escape, perfect for family gatherings, entertaining friends, or simply savoring the tranquility of one of Mississauga's most prestigious estates.













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