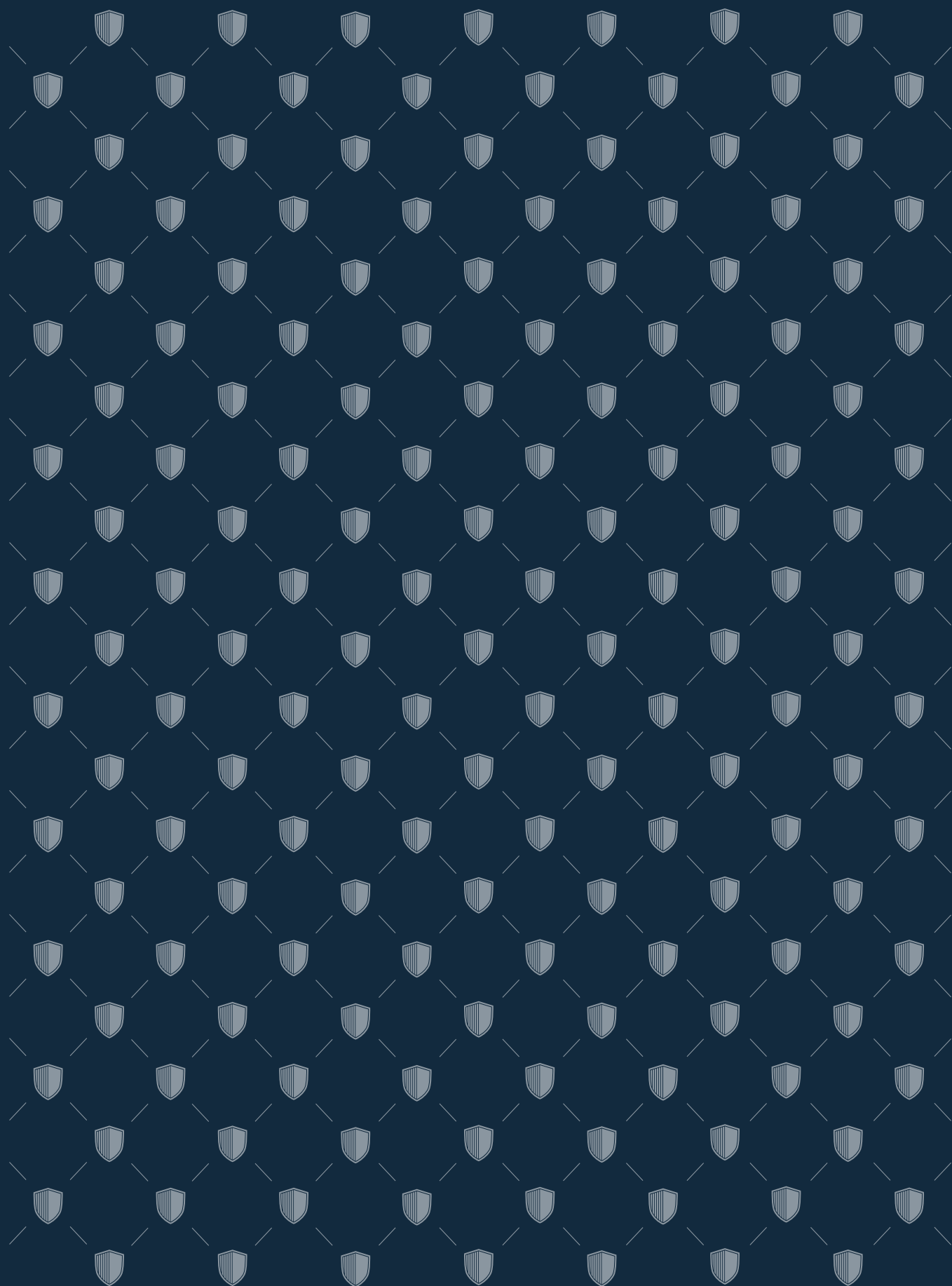




THE PAPOUSEK TEAM

1495 THETFORD COURT
CLARKSON





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Welcome To Luxury Living

1495 Thetford Court is a fully renovated 2,256 sqft detached home set on a 50 by 123 foot lot on a quiet court in the Clarkson community of South Mississauga. The home offers 5 bedrooms and 5 bathrooms across four finished levels, with a single car garage accessible from both the front and rear of the property. The location places the home minutes from Clarkson Village, top rated schools, waterfront trails, Clarkson GO Station, and the QEW.

The main level is laid out with an open connection between the living and dining areas, finished with pot lighting, light fixtures throughout, and a millwork feature wall. The kitchen includes stainless steel appliances and built-in cabinetry. A powder room off the main living area includes a floating vanity, custom millwork, and designer lighting. Sliding doors extend the living space to a backyard deck.

The upper level holds three bedrooms, each with custom built-in closets. Hardwood flooring runs through this level, and a 3 piece bathroom is finished with tile work and modern fixtures.

Occupying its own private level, the primary suite includes a custom built wardrobe with extensive shelving and drawer storage, along with a 3 piece ensuite. A second bedroom on this level has its own 3 piece ensuite and built-in closet, suited to use as a guest suite, home office, or space for extended family. A side door entrance provides separate access to this level, independent of the main staircase.

The lower level is self-contained and includes its own kitchen with stainless steel appliances, a family and recreation area, a 3 piece bathroom, and a dedicated laundry area. This level functions independently of the floors above and is suited to extended family, guests, or use as a secondary living space.

The exterior sits on a 50 by 123 foot lot with a fenced and fully treed backyard, including an existing deck for outdoor dining or entertaining. The front of the property has an expansive driveway with parking for multiple vehicles, in addition to the attached garage.

The property is within a designated school zone that includes Owenwood Public School for JK through grade 5, Green Glade Senior Public School for grades 6 through 8, and Clarkson Secondary School for grades 9 through 12. St. Christopher Catholic Elementary School and Iona Catholic Secondary School serve the area as well, and French language and Extended French programs are available through the Peel District School Board.

Nearby amenities include the waterfront trails and green space of Rattray Marsh Conservation Area and Jack Darling Memorial Park, along with the shops, cafes, and restaurants of Clarkson Village. Port Credit is a short drive away for additional dining and entertainment. The Toronto Golf Club and Mississauga Golf and Country Club are both within reach for golfers, and access to the QEW and Clarkson GO Station supports commuting throughout the GTA.







Distinguished Living



Culinary Delights





The Primary





15



The Lower Level











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