



# THE PAPOUSEK TEAM

1492 BROADMOOR AVENUE  
*MINEOLA*





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MINEOLA





# Welcome To Luxury Living



Situated on an impressive 111.16 x 149.76 ft lot in the prestigious Mineola community, 1492 Broadmoor Avenue presents an exceptional opportunity to experience timeless elegance, expansive living spaces and resort-inspired outdoor living. Offering 4+1 bedrooms, 5 bathrooms, 1+1 kitchens and nearly 6,000 sq ft of total living space, this distinguished residence combines a thoughtfully designed family layout with an ideal setting for sophisticated entertaining.

The main floor unfolds with a series of elegant principal rooms, where beautiful bay windows, French doors and a gas fireplace lend warmth and refinement to the formal living and dining areas. At the heart of the home, the custom kitchen showcases Harbour Kitchens cabinetry, granite countertops, a marble backsplash, a centre island and premium appliances. Seamlessly connected to the spacious family room, this inviting gathering space features soaring 10-ft ceilings, custom built-ins, a gas fireplace and a walkout to the backyard, creating a natural transition between indoor comfort and outdoor enjoyment.

A separate den, complete with a wood-burning fireplace, offers a distinguished setting for a home office, library or private retreat. An additional main-floor bedroom and bathroom further enhance the home's versatility, accommodating guests, extended family or evolving family needs with ease.

Upstairs, the generously proportioned primary suite provides a private sanctuary, complete with a separate sitting area, two walk-in closets and a luxurious four-piece ensuite featuring a Jacuzzi tub and frameless glass shower. Two additional spacious bedrooms, a full bathroom and a dedicated laundry room complete the

upper level. Originally designed with four bedrooms, the upper level has been converted to a 3 bedroom layout, and can be converted back, offering flexibility to suit individual preferences.

The professionally finished lower level extends the home's living and entertaining possibilities, featuring a large recreation room, a second kitchen, an additional bedroom or exercise room, and a four-piece bathroom. Well suited to multigenerational living, extended family arrangements or accommodating overnight guests, this additional living space provides exceptional functionality while maintaining the comfort and convenience of the main residence.

Beyond the interior, the expansive backyard has been thoughtfully enhanced to create a private, resort-inspired oasis. An in-ground saltwater pool, hot tub, beautifully landscaped gardens and a spacious deck directly accessible from the family room establish an inviting backdrop for summer afternoons, outdoor dining and memorable gatherings. Newly installed stone patio surrounding the pool and a new retaining wall further elevate the landscape, while a brand-new fence extending along the south side of the backyard enhances privacy and contributes to the sense of seclusion.

Additional highlights include a two-car garage, driveway parking for up to six vehicles and an updated security system. Combining an exceptional lot, generous principal rooms, flexible accommodation and an extensively enhanced outdoor setting, 1492 Broadmoor Avenue offers a distinguished opportunity to enjoy the space, privacy and lifestyle that make Mineola one of Mississauga's most sought-after residential communities.



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# Distinguished Living







# Culinary Delights





# Masterful Realm





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# Exceptional Spaces











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