



THE PAPOUSEK TEAM

208-1800 THE COLLEGEWAY

ERIN MILLS





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Welcome To Cozy Living

Welcome to this beautifully updated corner suite nestled in Granite Gates, a prestigious and impeccably maintained park-like community in Mississauga. Offering an impressive 1,690 square feet of living space, this two bedroom plus family room residence has been thoughtfully designed to mirror the flow, scale, and comfort of a traditional detached home.

Ideally located to capture the beauty of changing seasons, the suite features expansive windows in every room that frame peaceful, treetop views of the surrounding green space. The journey begins in a grand gallery foyer with classic marble flooring, establishing an elegant sense of arrival. This transitions beautifully into brand new modern flooring that extends through all major living spaces, creating a cohesive and fresh aesthetic.

The principal rooms are sized for effortless entertaining. The formal living room is bathed in natural light from three oversized windows, offering a serene space to unwind. It connects seamlessly to a dedicated dining room built for hosting large family gatherings. At the centre of daily life is the spacious kitchen, where sleek quartz countertops and abundant cabinetry meet classic California shutters. The bright breakfast area is perfect for casual mornings, while a glass door invites you out to a wide, covered balcony where you can enjoy your morning coffee surrounded by nature.

The sleeping quarters are smartly separated from the social hubs of the home. The primary suite is

a generous retreat featuring a large walk-in closet and a five-piece ensuite bathroom. The second bedroom is equally bright, with large windows overlooking the mature trees and easy access to the adjacent full bathroom. Double French doors open into a private family room, a versatile space that functions beautifully as a library, media lounge, or home office. This room features sliding glass doors to the balcony, creating a continuous flow of fresh air between the indoor and outdoor living areas. A large, separate laundry room with side-by-side washer and dryer plus extra linen storage completes the layout.

Life at Granite Gates extends well beyond your front door. This welcoming community includes an owned storage locker and two side-by-side parking spaces situated directly across from the P1 building entrance. Residents benefit from first-class building services, including a 24-hour concierge, on-site management, and a full-time superintendent.

The building's amenities are designed to enrich your lifestyle. You can swim in the indoor pool, relax in the hot tub or sauna, and stay active in the fitness centre. The community features a library with a pool table, a baby grand piano in the lobby, alongside a recently updated party room with a full kitchen for private events. Outside, the manicured grounds offer walking paths and two charming gazebos with barbecue areas, perfect for dining with guests on warm summer evenings.



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Comfortable Living



Culinary Delights





The Primary Bedroom





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The Amenities









THE PAPOUSEK TEAM

Jenny Li

Sales Representative

647-444-1688

jenny@ppreteam.com

ppreteam.com



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