



# THE PAPOUSEK TEAM

116 MINEOLA ROAD WEST  
*MISSISSAUGA*







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# A privileged lifestyle awaits

*Welcome to a magnificent retreat in the exclusive neighbourhood of Mineola*

Embrace the exclusive lifestyle this home offers with breathtaking renovations located only steps from Lake Ontario's waterfront. Nestled on the prestigious Mineola neighbourhood, this property is surrounded by mature trees and is professionally landscaped. No need to leave the city for the comforts of nature while enjoying luxury that makes no compromise. The extraordinary tranquility afforded by this home is only surpassed by its opulent design.

The majestic sprawling interior lends a versatility and panoramic layout that is as unique as it is impressive. The living and dining rooms, as well as the kitchen, are sunlit sanctuaries emanating with natural light. Seldom does one see a design that blends the natural elements so well into a living space.

The meticulously designed interior melds wide plank White Oak hardwood flooring throughout the main level with a striking vaulted cedar ceiling containing 4 skylights.

Indulge your family with 5 bedrooms that are as accommodating as they are modern. The master bedroom possesses an imposing ensuite design that is a delightful work of art.

The interior beauty is only rivaled by the resort-inspired backyard oasis featuring pristinely landscaped grounds with an inground saltwater pool.

Designed for priceless moments and timeless people. You deserve one of Mississauga's finest properties.

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# Unparalleled Vision

The foyer on the main floor is more than just an entrance, it is the first step to a remarkable experience. Spacious and welcoming enough to be its own cozy entertainment area, the vast window and hardwood flooring are just an introduction of grander designs to come.































# Architectural Excellence

Surrounded by superb design with soaring vaulted cedar ceilings, this main floor is a spectacular display of what can be achieved when you combine the beauty of rooms together. The wall to wall windows collaborate with the skylights to brighten this brilliant space that overlooks the backyard. It can serve for an intimate evening with your family or for a spectacular party with too many guests.



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## Versatility Defined

The pleasing open concept kitchen has 2 large skylights, built-in bench seating, a large centre island with quartz countertops, and the abundance of splendid cabinets. For cooking in style, you will be assisted by a Wolf induction glass stovetop, KitchenAid dual oven with an LG Thin Q double door fridge with bottom freezer. As you indulge in your culinary creations, you will enjoy the magnificent view to your backyard through floor to ceiling windows and walkout doors.

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## Special Spaces

In addition to the Master bedroom, there are 4 bedrooms and 4 bathrooms with a lower level built for entertainment. Each one delightfully renovated to become the versatile and special space it can be. A 3300 square feet above grade bungalow transformed into a luxurious haven.

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## Backyard Oasis

A spectacular luxury home deserves an equally luxurious backyard. This fully fenced sanctuary features a Douglas Fir gazebo, a cabana and an inground saltwater pool together with a covered hot tub. Lovingly landscaped, the curated gardens are complimented with an abundance of mature trees and new stone walkways. The built-in Twin Eagles BBQ area with granite countertop and stone surround ensures comfort in summer hosting. It is a warm and inviting hideaway with all the amenities that would be expected of a retreat.

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