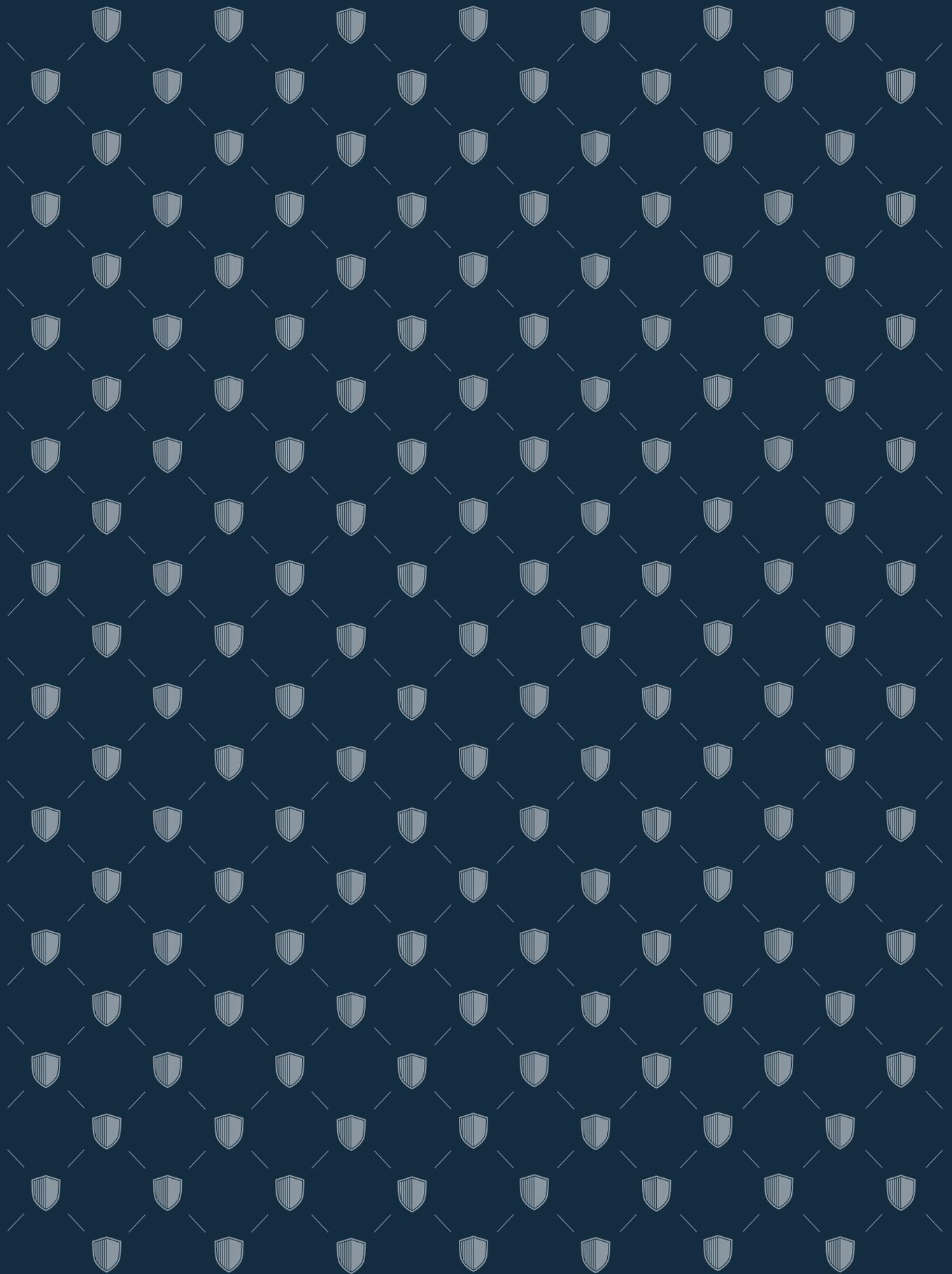




THE PAPOUSEK TEAM

1439 LARCHVIEW TRAIL
LAKEVIEW





THE PAPOUSEK TEAM

1439 LARCHVIEW TRAIL

LAKEVIEW





Welcome To Luxury Living

Set on a generous east-facing lot backing directly onto the Toronto Golf Club, 1439 Larchview Trail sits within the established Orchard Heights community in Lakeview, Mississauga. The property offers a rare combination of privacy, natural beauty, and everyday convenience — with mature surroundings, a solid 2,521 sq ft architectural footprint across two levels, and a setting that supports both comfortable family life and long-term future potential.

The home is defined by hardwood floors and crown moulding throughout the main living areas, abundant natural light through generous windows, and a layout that flows easily between principal rooms. A standout sun room anchors the rear of the main level — fitted with two skylights, wood-beamed ceilings, French doors, and

near floor-to-ceiling windows that frame unobstructed views of the backyard and golf course. Whether used as a reading retreat, morning lounge, or extended entertaining space, this room alone distinguishes the home.

The lower level adds meaningful square footage with a large recreation room, laundry, storage, and access to the double car garage. Outside, the fully fenced backyard features a rear deck, mature trees, and an integrated play structure. With easy access to the QEW and Dixie Road, proximity to parks, schools, and local amenities, and the quiet character of a neighbourhood known for its mature lots and strong community identity, this property represents a compelling opportunity for discerning buyers seeking lifestyle, location, and long-term value.

5



6

Distinguished Living

The main level is anchored by an open concept layout that balances defined living spaces with a natural, connected flow. Hardwood floors and crown moulding carry throughout, lending the level a timeless and cohesive character. The living room overlooks the golf course and is fitted with an electric fireplace — a space equally suited to relaxed evenings and larger gatherings. The adjoining dining room provides a comfortable setting for family meals and seamless entertaining.

Among the home's most distinctive spaces is the sun room, accessed through French doors off the main living area. Two skylights and near floor-to-ceiling windows flood the room with light, while wood-beamed ceilings and warm detailing add architectural texture and charm. Views of the backyard and golf course create an immersive connection to the outdoors — making this a room that functions as easily as a quiet morning retreat as it does an extended entertaining area.



7

Culinary Delights

At the heart of the main level, the kitchen is a well-appointed and functional space designed around a granite-topped centre island that anchors the room. A skylight overhead brings in natural light throughout the day, while stainless steel appliances — including an LG refrigerator/freezer, Bosch dishwasher, and Capital 5-burner oven/range — provide a capable, professional-grade lineup. The kitchen flows seamlessly into the surrounding living areas, reinforcing the open and cohesive character of the main floor layout.

8



A Masterful Realm

The primary bedroom is a spacious and comfortable retreat, finished with hardwood flooring and generous natural light consistent with the rest of the main level. A walk-in closet provides practical storage, while the overall proportions of the room allow for a well-furnished and peaceful end-of-day sanctuary. The semi-ensuite four-piece bathroom, shared with this level, is conveniently positioned to serve both daily routines and overnight guests.





The Lower Level

The lower level expands the home's usable living space in a practical and versatile way. A large recreation room — complete with an electric fireplace — provides room for a range of uses, from family movie nights to a home gym or games area. Dedicated laundry and storage spaces keep daily functions organised and out of sight, while direct access to the double car garage adds everyday convenience. A three-piece washroom rounds out the level. Whether enjoyed as is or reimagined, the lower level presents genuine opportunity to tailor the space to evolving household needs.



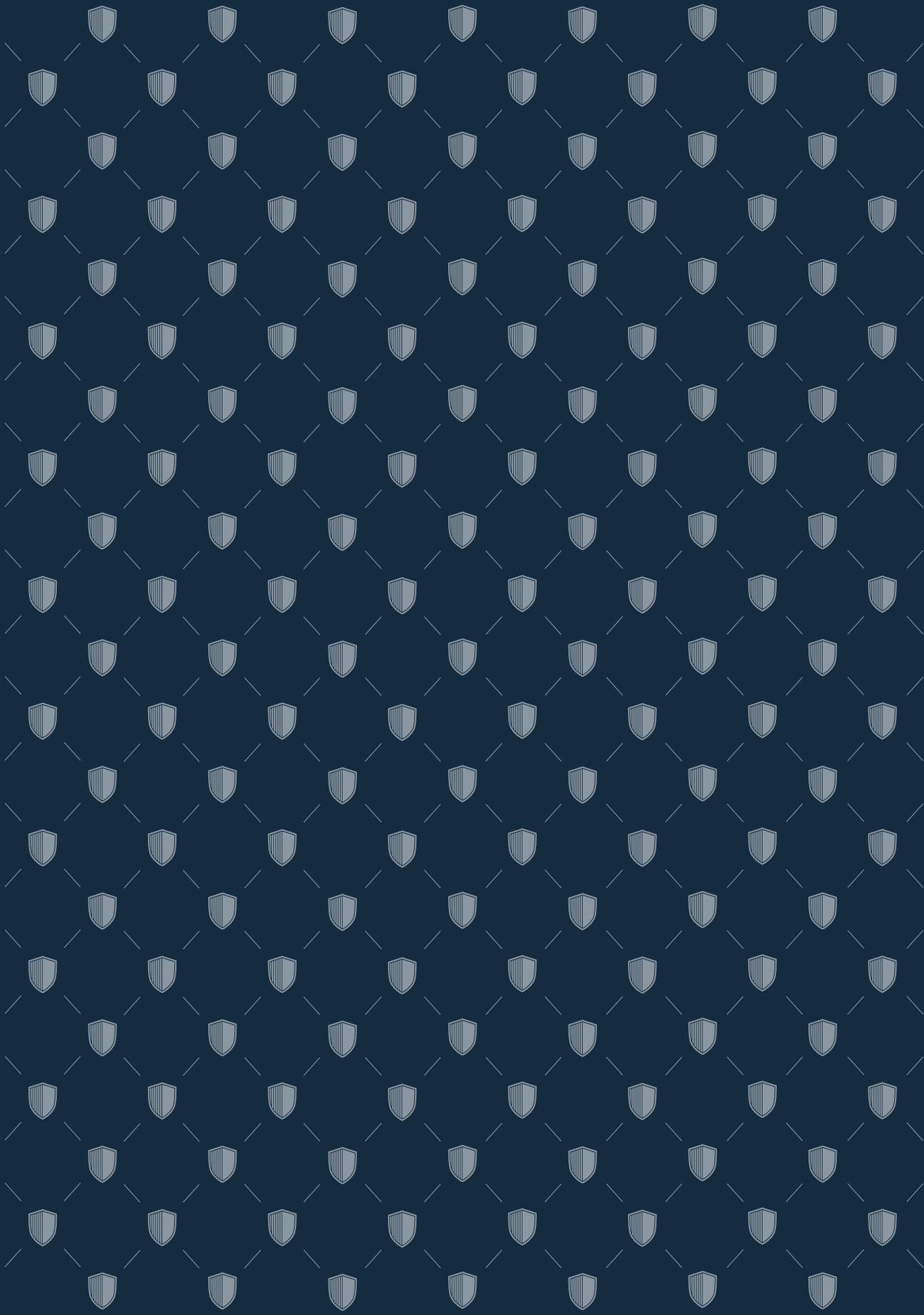
Backyard Oasis

The fully fenced backyard is a private and inviting outdoor extension of the home. A rear deck provides a natural setting for outdoor dining and warm-weather entertaining, while mature trees add shade, privacy, and established character to the space. An integrated play structure makes the yard equally practical for young families. Backing directly onto the Toronto Golf Club, the property enjoys an open, green outlook that enhances the sense of space and tranquility year-round.

16







THE PAPOUSEK TEAM

Philip Rouse

Sales Representative

416-887-4711

philip@ppreteam.com

ppreteam.com



RE/MAX

Realty Enterprises Inc.

Brokerage

Independently Owned

and Operated