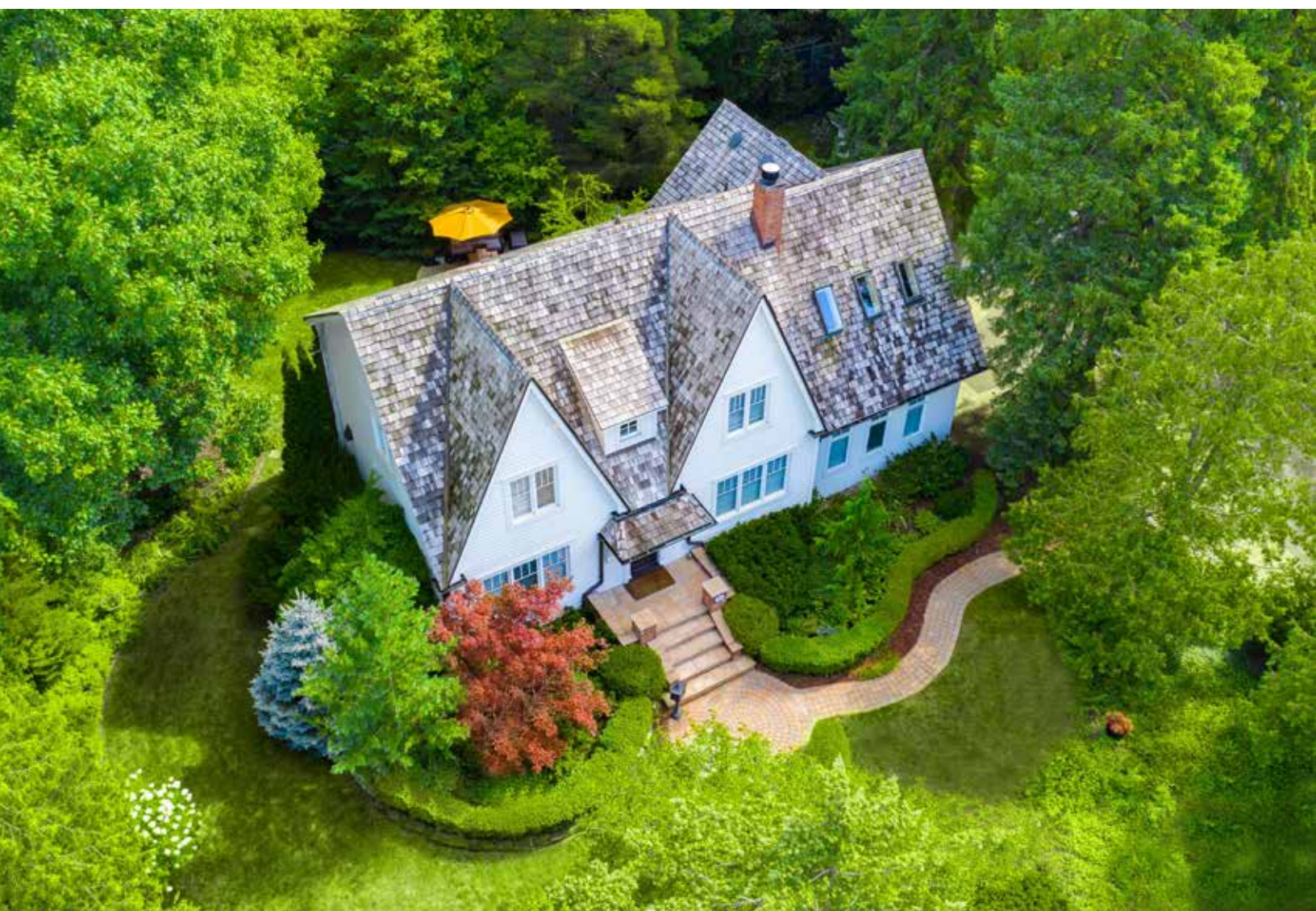




1197 Birchview Drive | Mississauga



## WHERE TIMELESS CHARM MEETS MODERN ELEGANCE

From time to time, a home is listed that stands out. Experience the charm & character of this fully redesigned Cape Cod home, nestled on a beautiful lot on highly desirable Birchview Drive in Lorne Park.

Over 2500 sq ft of above grade, finished with the highest quality materials & crafted millwork. Featuring a Perola Kitchen with solid wood cabinetry, Caesarstone countertops, built ins, glass display cabinets, storage hutch, soft close drawers & pull outs, hidden pantry & under cabinet lighting.

The main floor has a functional layout with a warm welcoming foyer with 2 custom built in coat closets & a library/office with French doors featuring solid wood bookcases, gas fireplace & custom mantle. The entire home is highlighted by beautiful rich hardwood floors, craftsman door casings, oversized baseboards & mouldings. The Sunken Family room has a wood burning fireplace, picture windows, 10ft coffered ceilings & glass doors opening out to the covered deck & backyard.

Natural light fills this elegant home while oversized picture windows that frame the dense mature evergreens, flowering tree canopy and perennial gardens from every room. Multiple covered decks & sitting areas linked by stone walkways provide outdoor areas to enjoy the tranquility & privacy of this extensively landscaped property.

Upstairs the primary bedroom retreat features a vaulted ceiling, 3 skylights, Juliette balcony, His & Her closets & a 5 piece, spa like ensuite, 3 additional bedrooms, a reading nook, laundry closet and a main bathroom with pocket doors. The basement has hardwood & above grade windows, cold storage & a laundry room as well as a cozy recreation room with gas fireplace, & a gym equipped with rubber flooring.

The oversized detached garage provides ample parking for 2 cars, storage & workshop area with side entrance, electric garage door opener, 200 amp electrical service.

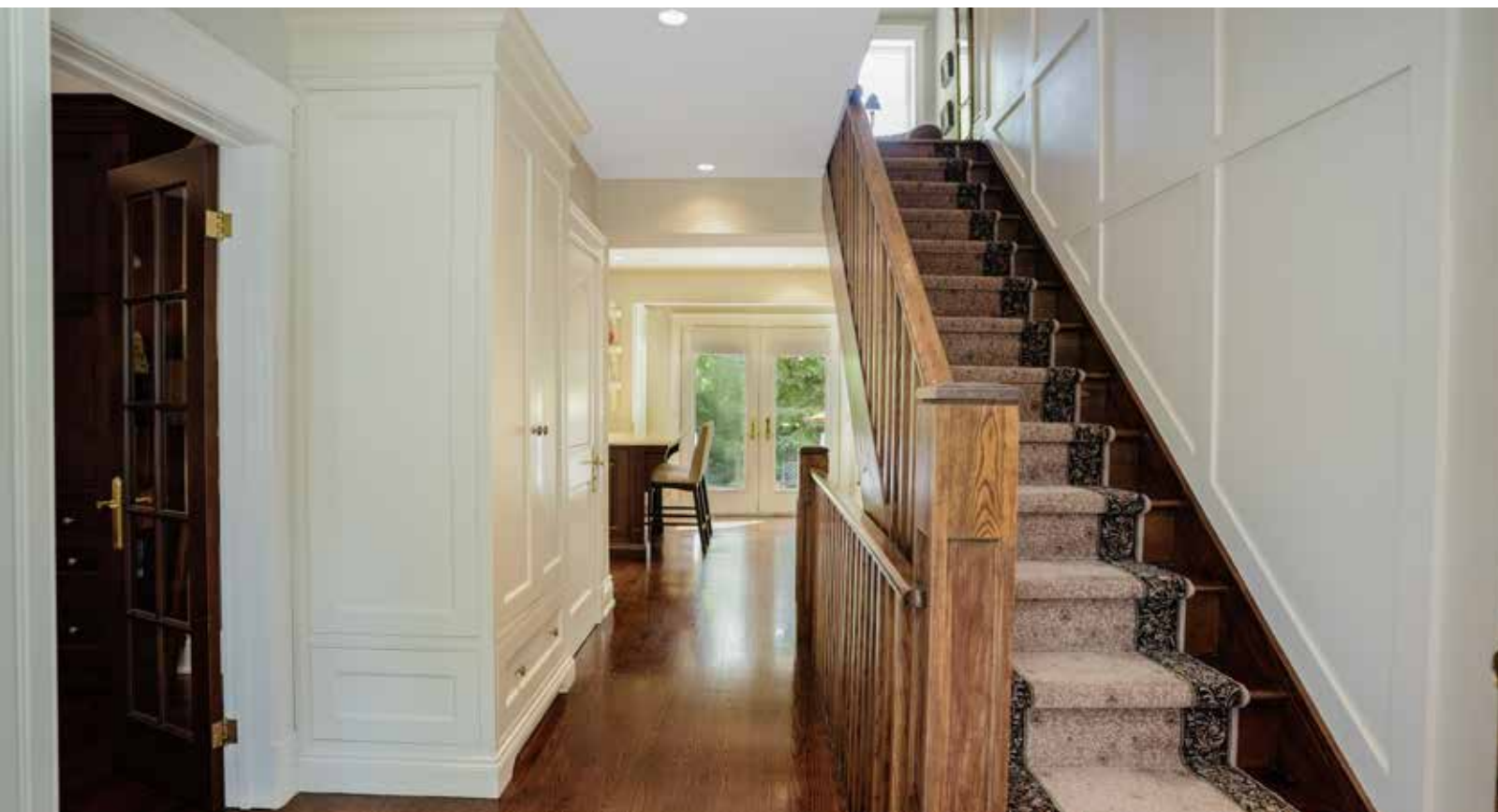
Short walk to schools, shops, Lake & easy access to QEW & GO. A home like this rarely comes along!



FOYER



LIBRARY







KITCHEN



DINING ROOM



FAMILY ROOM







PRIMARY BEDROOM

PRIMARY ENSUITE

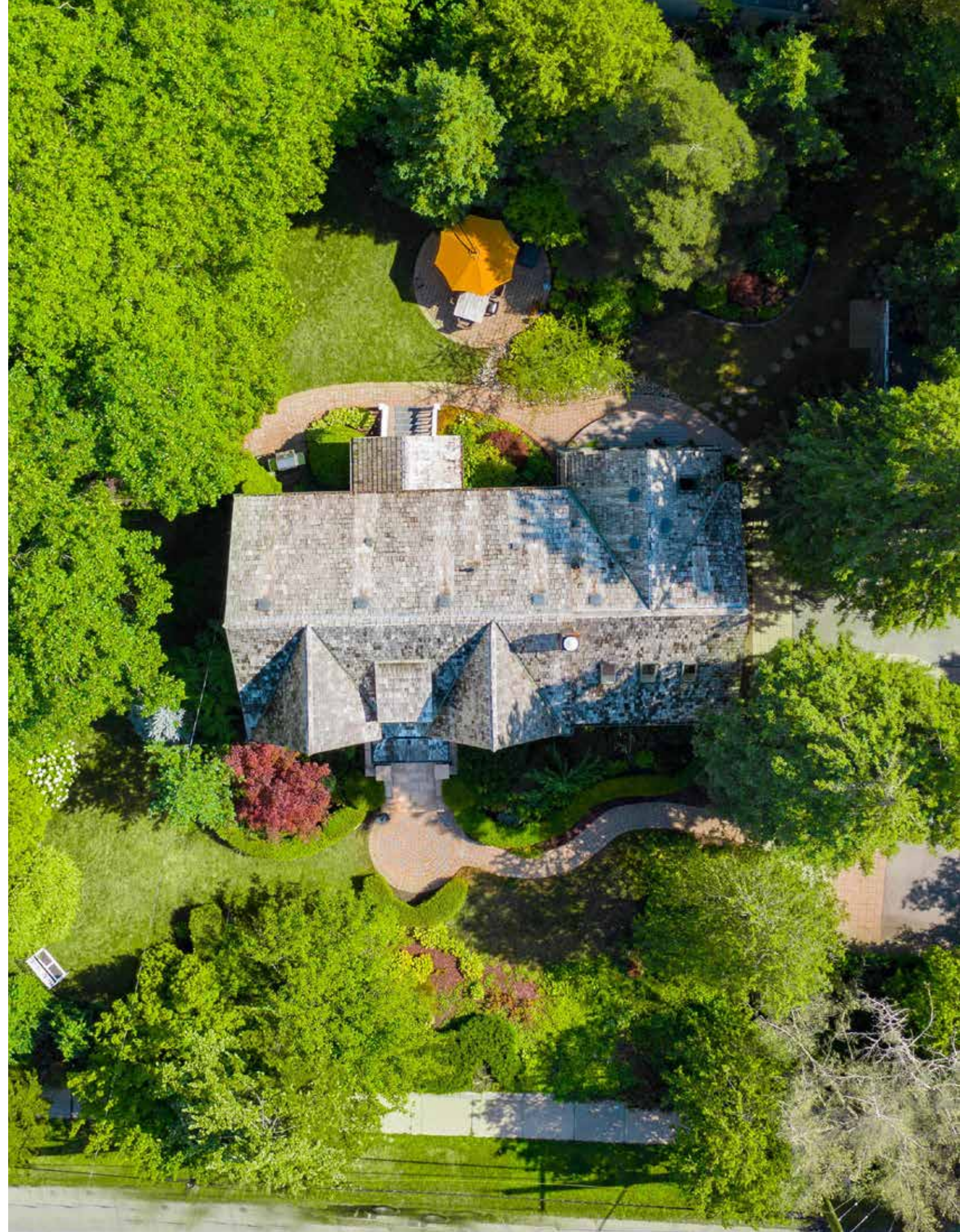


SECOND & THIRD BEDROOMS

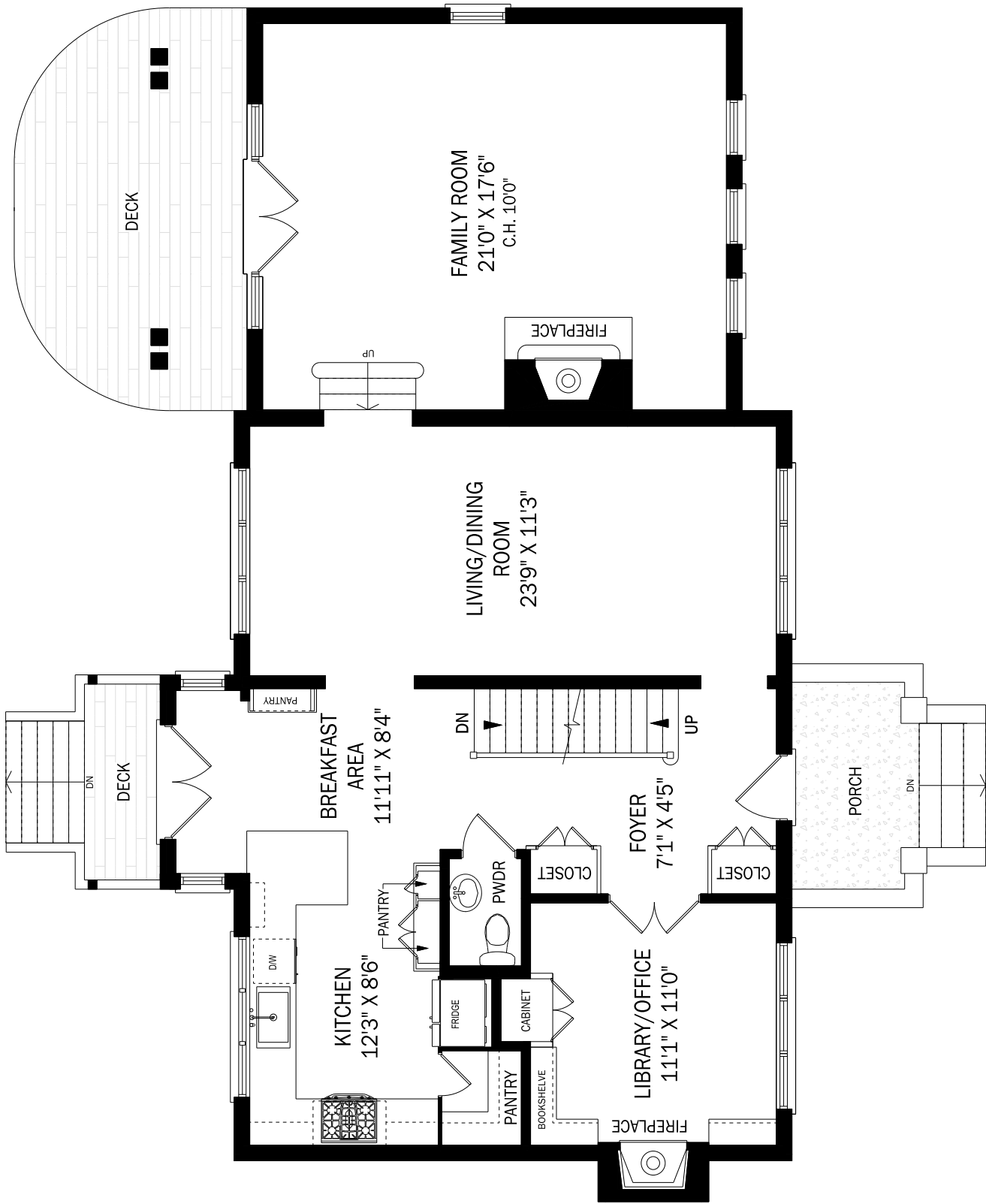
LOWER LEVEL REC ROOM & EXERCISE ROOM



REAR YARD & AERIAL VIEW



MAIN LEVEL FLOORPLAN



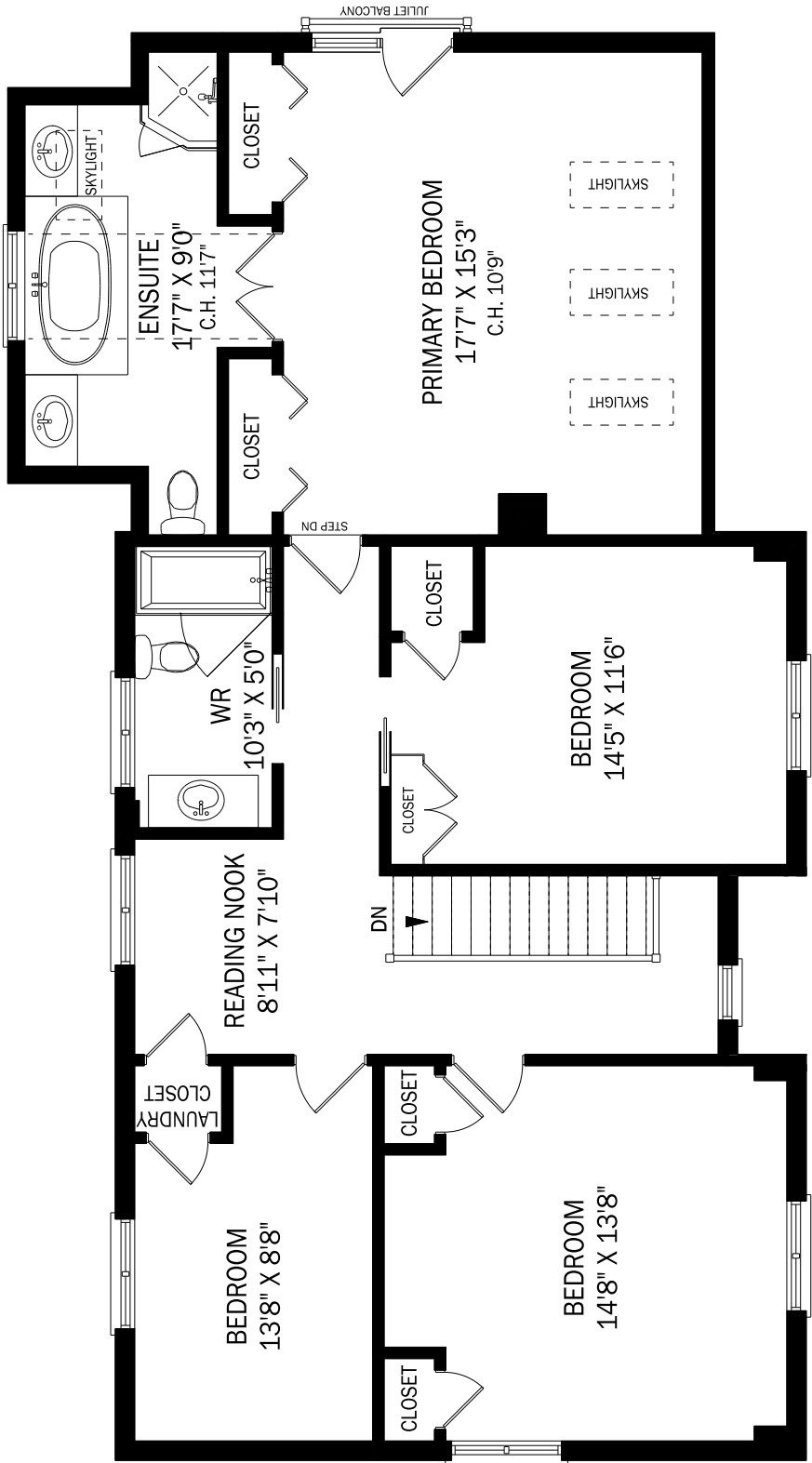
CEILING HEIGHT 8'3"

**MAIN FLOOR - 1289 SQUARE FEET**



Note: Although measurements and area believed to be accurate they should be considered approximate. [www.PlansForYou.ca](http://www.PlansForYou.ca) | 416 999 5096  
Thursday, August 21, 2025

SECOND LEVEL FLOORPLAN

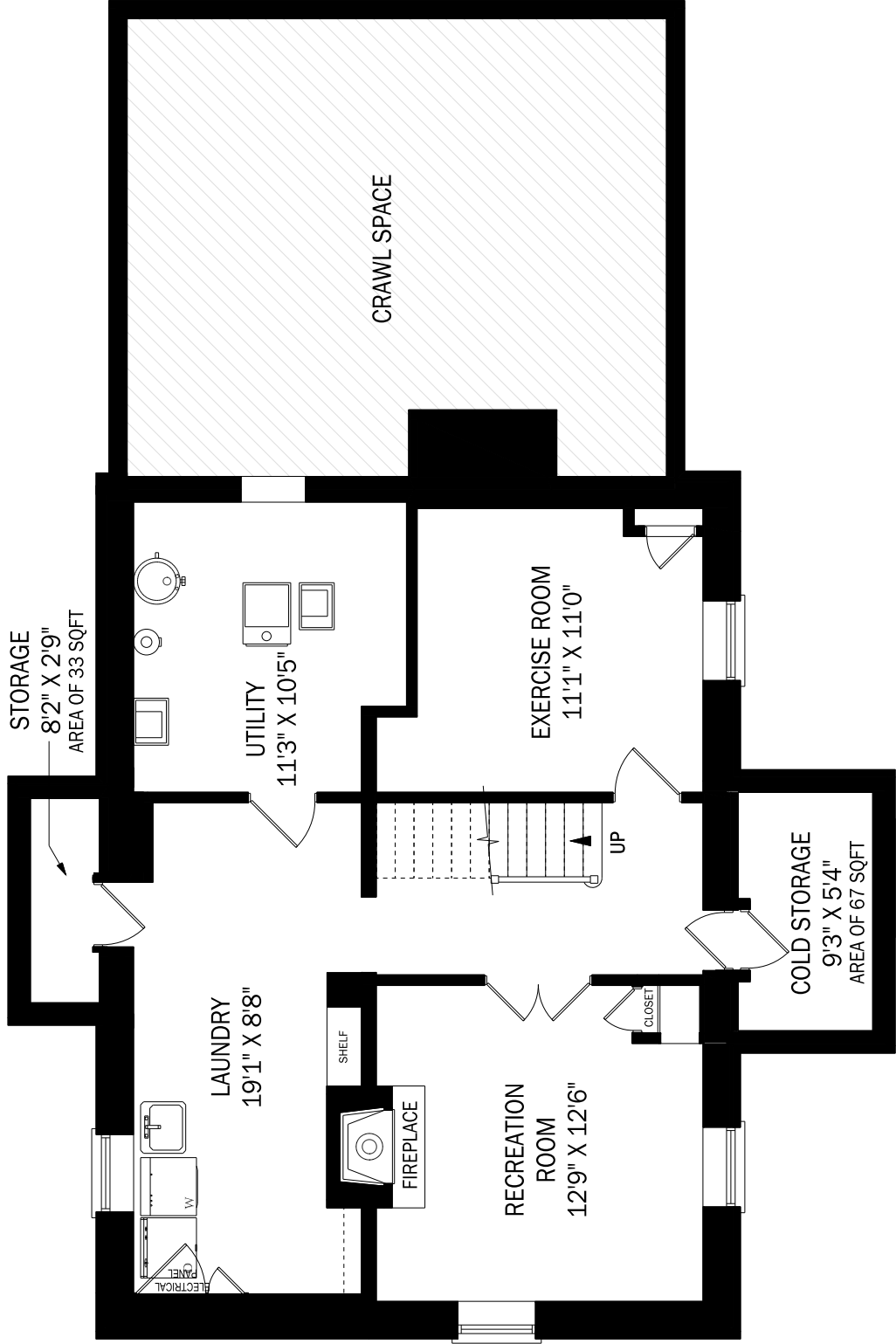


CEILING HEIGHT 8'4"

**SECOND FLOOR - 1286 SQUARE FEET**



Note: Although measurements and area believed to be accurate they should be considered approximate. [www.PlansForYou.ca](http://www.PlansForYou.ca) | 416 999 5096  
Thursday, August 21, 2025

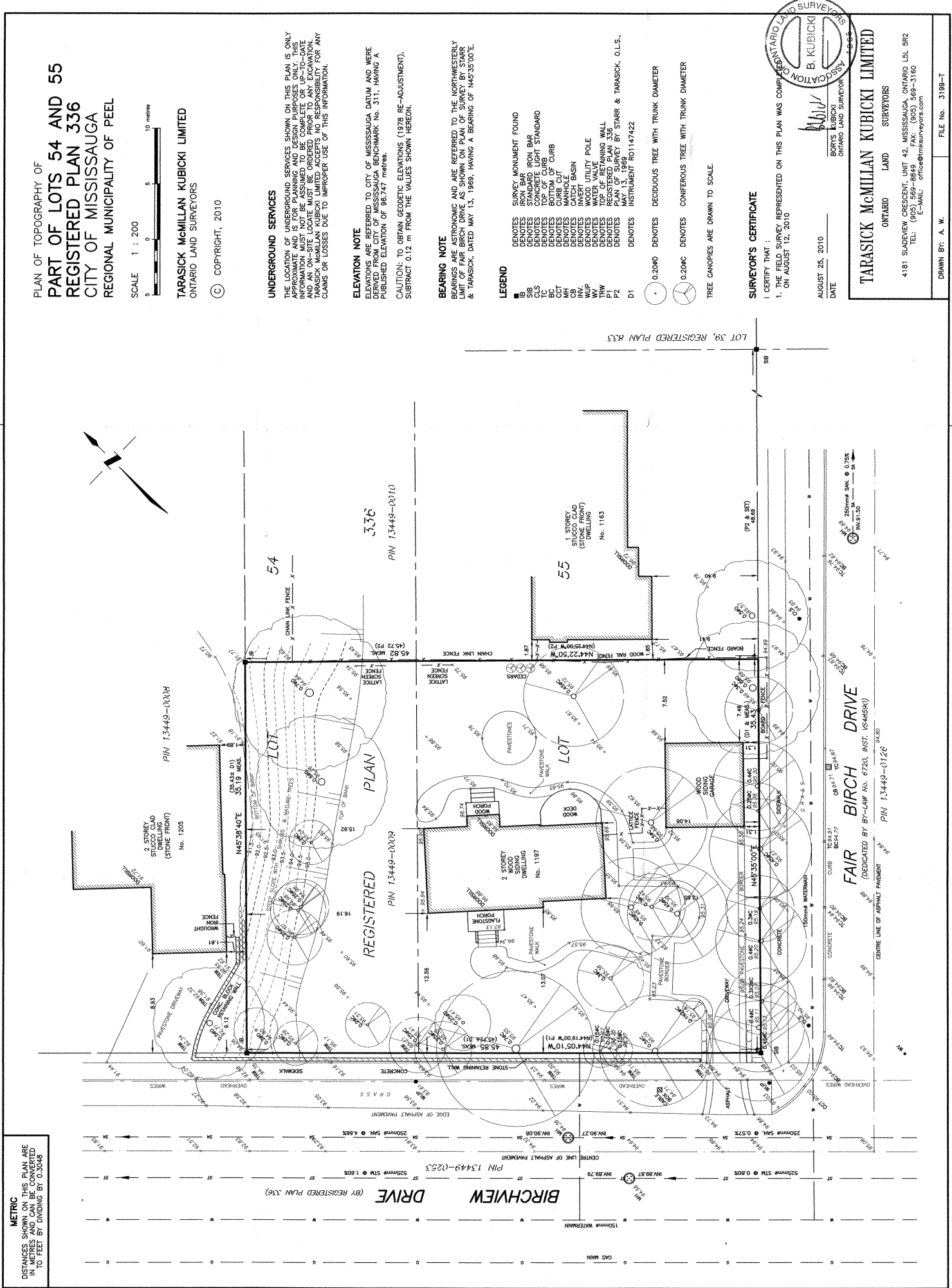


LOWER LEVEL FLOORPLAN

LOWER LEVEL - 837 SQUARE FEET

Plans4U  
Note: Although measurements and area believed to be accurate they should be considered approximate. www.PlansForYou.ca | 416 999 5096  
Thursday, August 21, 2025

SURVEY



JACQUELINE



FEELEY  
SALES REPRESENTATIVE



DIRECT: 416.399.7975

OFFICE: 905.822.5000

[jfeeley@feeley.ca](mailto:jfeeley@feeley.ca)

[WWW.FEELEY.CA](http://WWW.FEELEY.CA)

 **QUANTUM**  
REALTY INC., BROKERAGE  
WHERE YOU BELONG.