

RINA DIRISIO
REAL ESTATE, BUT BETTER



1165 GARDEN ROAD

MISSISSAUGA



YOUR CASTLE AWAITS IN MISSISSAUGA'S PRESTIGIOUS, SOUGHT-AFTER LAKESIDE COMMUNITY OF LORNE PARK.

Your castle awaits in Mississauga's prestigious, sought-after lakeside community of Lorne Park. This affluent residential neighbourhood is known for its treed, mature, oversized lots and its high-end detached homes, offering a family-friendly, quiet suburban lifestyle near Lake Ontario, top-notch schools and easy access to Toronto via the QEW and Clarkson GO Train Station. Walk to a small community plaza with the ever-popular Battaglia's Marketplace, the highly-rated Le Delice Pastry Shop, Hasty Market Convenience store, drug store and services, while Clarkson Village, waterside parks and Snug Harbour are within a 5-10 minute drive.

This medieval-inspired 4-bedroom, 6-bathroom masterpiece blends dramatic Old-World charm with modern comfort. This exceptional residence shares a remarkable resemblance to historic renderings with its Tudor-style influence, with steep roof pitches, a stone turret, an arched entry and a leaded and stained glass entry door; even some of the windows are narrow and tall, blending all these typical historic elements, creating an aesthetic that feels comfortable, yet enchanted.

The deep 79.25 X 274.83 foot lot comprises an in-ground saltwater pool with security fencing, safety cover, and new heater (2024), and a recent hot tub set against a backdrop of mature trees, tall cedars and evergreens that can be viewed from all the large windows in the back, plus from the balcony off the primary bedroom or the covered stone terrace with a built-in stone-clad servery area and a built-in natural gas barbecue. The custom shed with a steep roof pitch is equipped with hydro and two electrical sub-panels, a 50-amp and a 100-amp. Soffit lighting at both the front and rear of this home magically illuminates the façade at night, and the underground sprinkler system keeps everything verdant.

Inside, stone feature walls and accents, wide-plank engineered hardwood flooring, cathedral ceilings, wrought iron chandeliers and sconce lighting, arched doorways and feature walls imagined and constructed by master artisans, continue the historic likeness enveloped in a modern, functional floor plan, perfect for daily family life and entertaining on a grand scale. An indoor/outdoor Sono's audio system with speakers (controlled via an app on a phone), countless pot lights throughout, waffle and tray ceilings, heated floor tiles, three fireplaces, and custom Hunter Douglas blinds (some with remote controls) create a modern meeting of comfort and convenience.

The main floor features a massive living room and dining room with a 2-storey wood-slat open-beam ceiling and an oversized stone wood-burning fireplace; a spectacular custom kitchen with illuminated cabinets, an island, high-end Thermador and Gaggenau appliances; and a separate breakfast room with a walkout to the covered terrace overlooking the pool. The family room features a deep coffered ceiling with crown mouldings and a gas fireplace with a precast stone mantel, an office with custom cabinetry, and a small craft room/office with extensive built-in cabinetry completes the main floor. Upstairs is illuminated by a large skylight and features four extra-large bedrooms, three lavish bathrooms, and a laundry room. The walk-up lower-level is the hub for casual entertaining, wine procurement and tasting, working out, and relaxation in the massage/sauna area.

Recent improvements include an added hot tub, upgraded alarm for heat detectors in garage, kitchen and mechanical room; three upgraded electrical panels, one 200 amp on the lower level (services two floors), one 100 sub amp panel on the second level and another 100 sub amp electrical panel from the basement wired to the shed which has two additional sub panels, one 50 amp and one 100amp. A newly created craft room/small office with extensive built-in cabinetry, and an organizer was added to the front hall closet. The garage was upgraded with a rough-in for a car charger and an electrical rough-in for a generator.

FOYER (13'3" X 8'6")

- Custom carved wood entry door with deluxe mouldings, architraves and plinth blocks, divided Palladian-style leaded, stained glass upper windows, side lights and Palladian centre window
- Oversized neutral floor tiles
- Deep crown mouldings
- Striking dark-stained oak staircase with oversized newel posts, iron pickets set against the backdrop of a rustic stone and brick stairwell punctuated with period characteristic narrow divided glass windows
- Sconce lighting in the stairwell and an iron candle-style chandelier over the stairs
- Extra-deep baseboards and casings with an integrated backband
- Arched passageways
- Four-hinge interior doors with upgraded lever-style hardware
- Double closet with an organizer (and controls for outdoor lights)





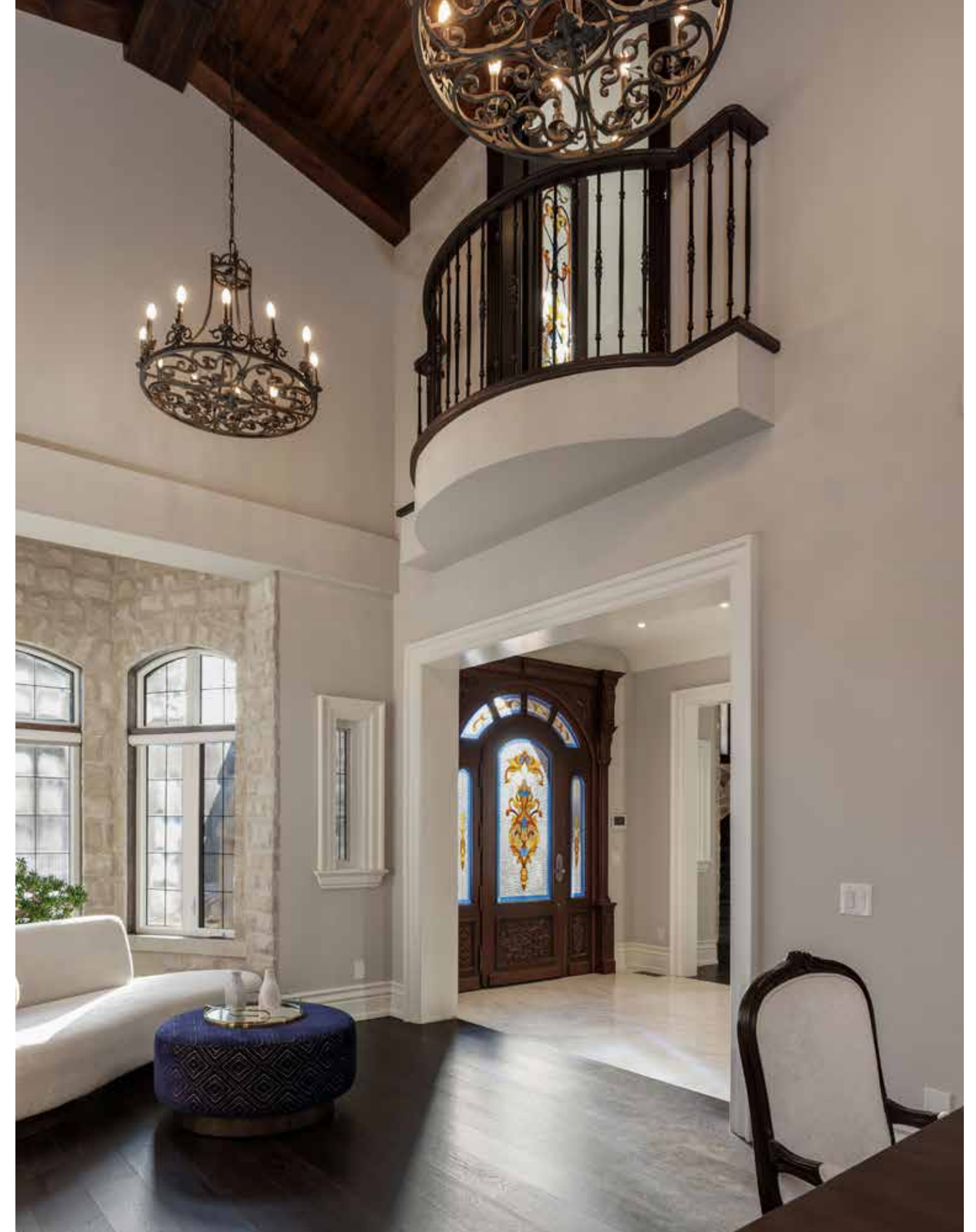
LIVING ROOM (18'11" X 14'8")

- Two-storey, wood slat, cathedral, open beam ceiling
- Overlooked by a charming Juliet balcony with wood double doors and stained glass inserts
- Wood-burning fireplace with stone mantel and surround with arched detailing
- Stone feature walls
- Dark-stained, wide-plank engineered hardwood flooring
- Large Palladian windows to the front gardens



DINING ROOM (14'4" X 14'8")

- Two-storey, wood slat, cathedral, open beam ceiling
- Recessed arched feature wall
- Pot lights
- Dark-stained, wide-plank engineered hardwood flooring
- Two windows
- Three spectacular candle-style wrought iron chandeliers
- Built-in Sono's sound system



KITCHEN (17'5" X 13'5")

- Stunning custom floor-to-ceiling cabinetry
- Extended-height uppers with crown mouldings and under-cabinet valance lighting
- China cabinets and illuminated uppers
- Contrasting, custom range hood canopy
- Numerous drawers
- Walk-in pantry
- Pullout organizers on each side of the range
- Built-in wine storage rack
- Quartz counters and a complementing tile backsplash
- Huge contrasting dark-stained island with a custom quartz counter and a breakfast bar
- Pot filler over the gas range
- Massive window overlooking the pool with a custom valance
- Extensive pot lighting
- Tray ceiling with crown mouldings and sleek pendant lighting over the island
- TV/Monitor is included
- Built-in Sonos sound system
- Heated floor tiles
- Stainless steel appliances, including a Thermador 48" gas range with double ovens, including a steam oven, a Thermador microwave, an integrated Thermador side-by-side fridge, a Wine Cell'r Diamond beverage/wine fridge, and a fully integrated Gaggenau built-in dishwasher







BREAKFAST ROOM (13'8" X 15'2")

- Tray ceiling with crown mouldings, pot lights, and a chandelier
- Dark-stained, wide-plank engineered hardwood flooring
- Wall-to-wall sliding glass doors to the terrace



FAMILY ROOM (17'7" X 19'9")

- Intricate, deep coffered ceiling with crown mouldings, numerous pot lights and recessed perimeter lighting
- Dark-stained, wide-plank engineered hardwood flooring
- Gas fireplace with a custom precast stone mantel
- Oversized window with transoms and pool views





OFFICE (12'3" X 13'11")

- Dark-stained, wide-plank engineered hardwood flooring
- Gorgeous custom, built-in, medium-stained wood cabinetry with numerous drawers, upper display cabinets and bookshelves
- A matching, custom, freestanding desk is included
- Matching extended-height wood wainscoting and window trim
- Pot lights
- Large window with coordinating wood California shutters



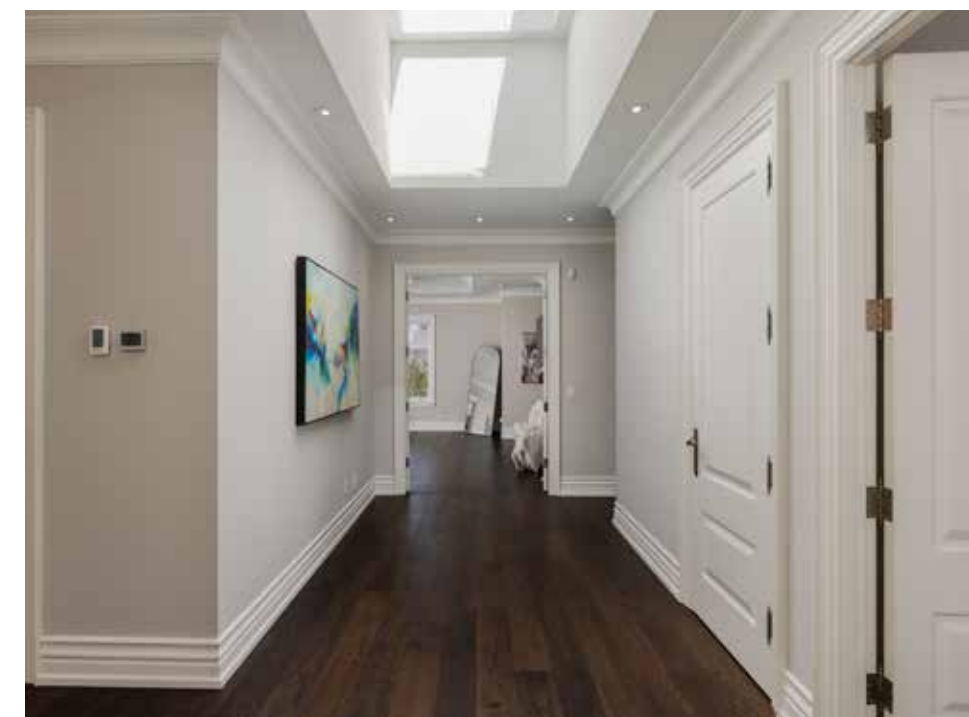
OFFICE/STORAGE/CRAFT ROOM (9'3" X 8'11")

- Extensive white built-in cabinetry
- Built-in desk, double-door pantries, open shelves
- Dark-stained, wide-plank engineered hardwood floor

BATHROOM (2-PIECE)

- Beautiful carved oak cabinetry
- Stone counter with an under-mount sink and single-lever faucet
- Oversized floor tiles





UPPER HALLWAY

- Huge rectangular skylight
- Pot lights
- Linen closets
- Dark-stained, wide-plank engineered hardwood flooring



PRIMARY BEDROOM (18'5" X 22'1")

- Double doors
- Wide-plank, dark-stained engineered hardwood floor
- Deep tray ceiling with an intricate extruded and illuminated centre dome
- Crown mouldings
- Large windows with treetop and pool views
- Several pot lights
- Walk-in closet with a custom organizer with an island with drawers, numerous storage shelves and double wardrobe hanging space
- Double door walkout to the private balcony overlooking the pool and property



ENSUITE BATHROOM (7-PIECE)

- Custom white cabinetry with deluxe mouldings and a centre bank of drawers
- Built-in makeup desk
- Stone counters with two under-mount sinks and widespread faucets
- Heated floor tiles and matching wall tiles
- Massive window overlooking the pool and backyard, and an additional window to the side yard
- Pot lights
- A mosaic tiled archway with columns highlights the one-piece, freestanding oval soaker tub
- Huge shower with a ceiling-mounted rain shower head, additional sliding shower diverter, oversized tile surround, built-in bench seat and a frameless glass enclosure
- Built-in Sonos sound system
- One-piece toilet and a bidet

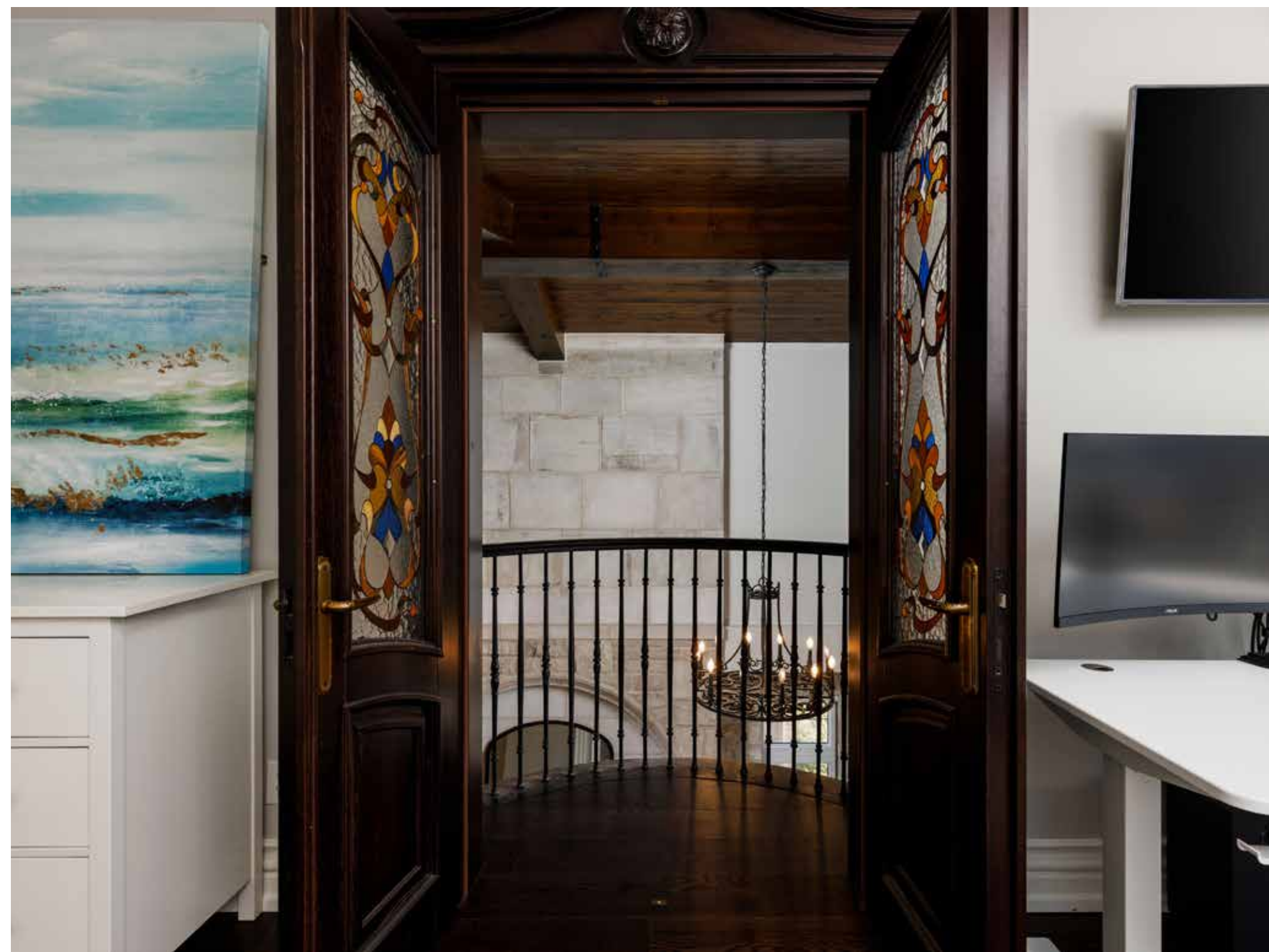
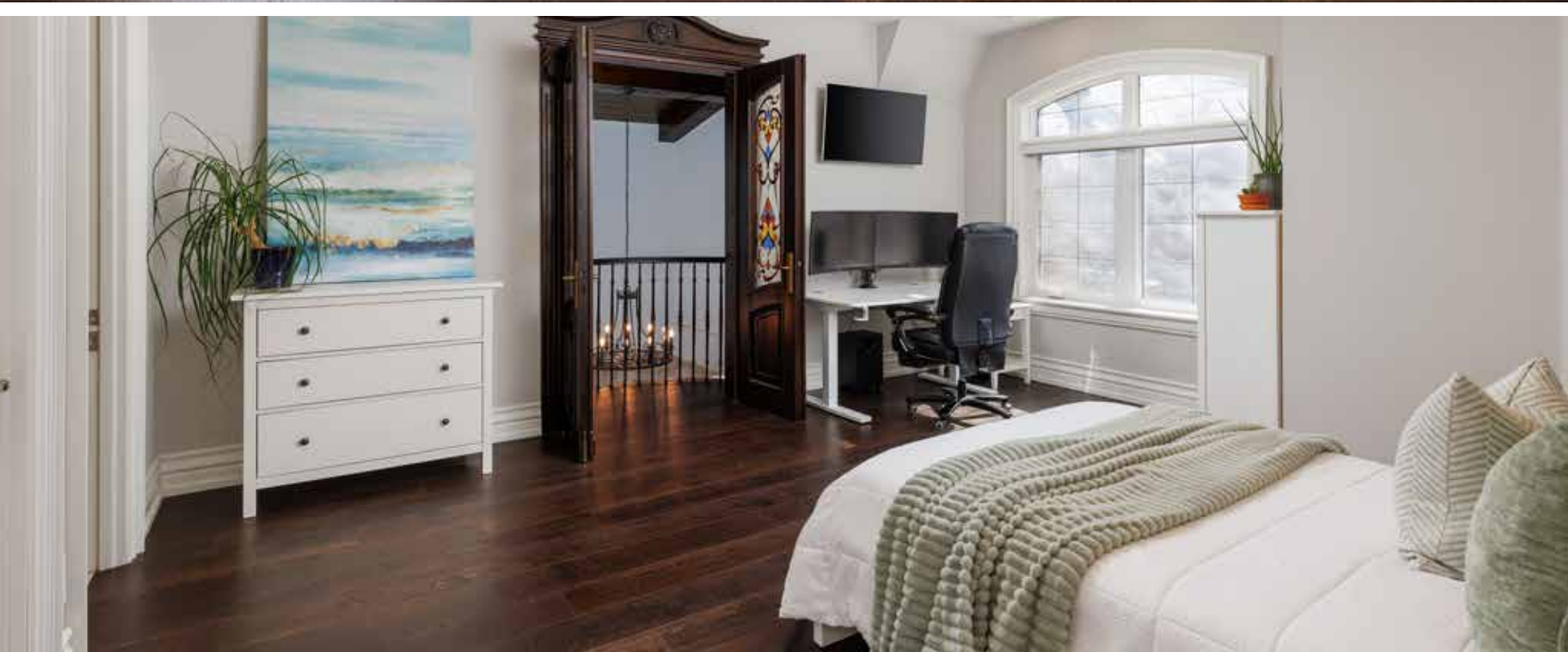




BEDROOM 2 (17'1" X 14'9")
BEDROOM 3 (14'0" X 16'7")
BEDROOM 4 (12'4" X 16'11")

- Three additional bedrooms feature wide-plank engineered hardwood flooring, smooth ceilings with pot lights, large windows and extensive closet space. Bedroom 2 has a lavish, dedicated 3-piece ensuite bathroom, and double wood doors with stained-glass inserts to a Juliette balcony overlooking the living room, and bedrooms 3 and 4 share a 5-piece ensuite bathroom.







BATHROOM (5-PIECE) BATHROOM (3-PIECE)

- Two additional stylish bathrooms feature heated floor tiles, unique designer vanities with stone counters and under-mount sinks. The 3-piece offers an oversized glass shower with mosaic tile accents, and the 5-piece has a soaker tub/shower combination with a frameless glass enclosure.

LAUNDRY ROOM

- White base cabinetry and a built-in washtub
- Open upper display/storage shelves
- Oversized high-gloss floor tiles
- Window with a custom blind to the side yard
- Washer and dryer on pedestal bases with a stainless steel finish

MEDIA ROOM (28'5" X 25'1")

- Extensive pot lighting
- Linear above-grade windows
- Gas fireplace set in a stone feature wall
- Sonos built-in audio system
- Radiant-heated, dark-stained, wide-plank engineered hardwood flooring



RECREATION ROOM (20'10" X 20'4")

- Radiant-heated, dark-stained, wide-plank engineered hardwood flooring
- Sonos built-in audio system
- Partial tray ceiling with pot lights over the pool table (pool table is included)
- Viewing window to the wine cellar
- Linear above-grade window
- Wet bar area with a double garden door walk-up with a wall-to-wall transom and sidelights





WET BAR (17'6" X 7'10")

- Custom, carved wood cabinetry, with a raised serving counter
- Upper display cabinet with glass doors
- Mosaic tile backsplash
- Built-in wine/ beverage fridge
- Kitchen area (8'0" x 12'4")

BATHROOM (2-PIECE)

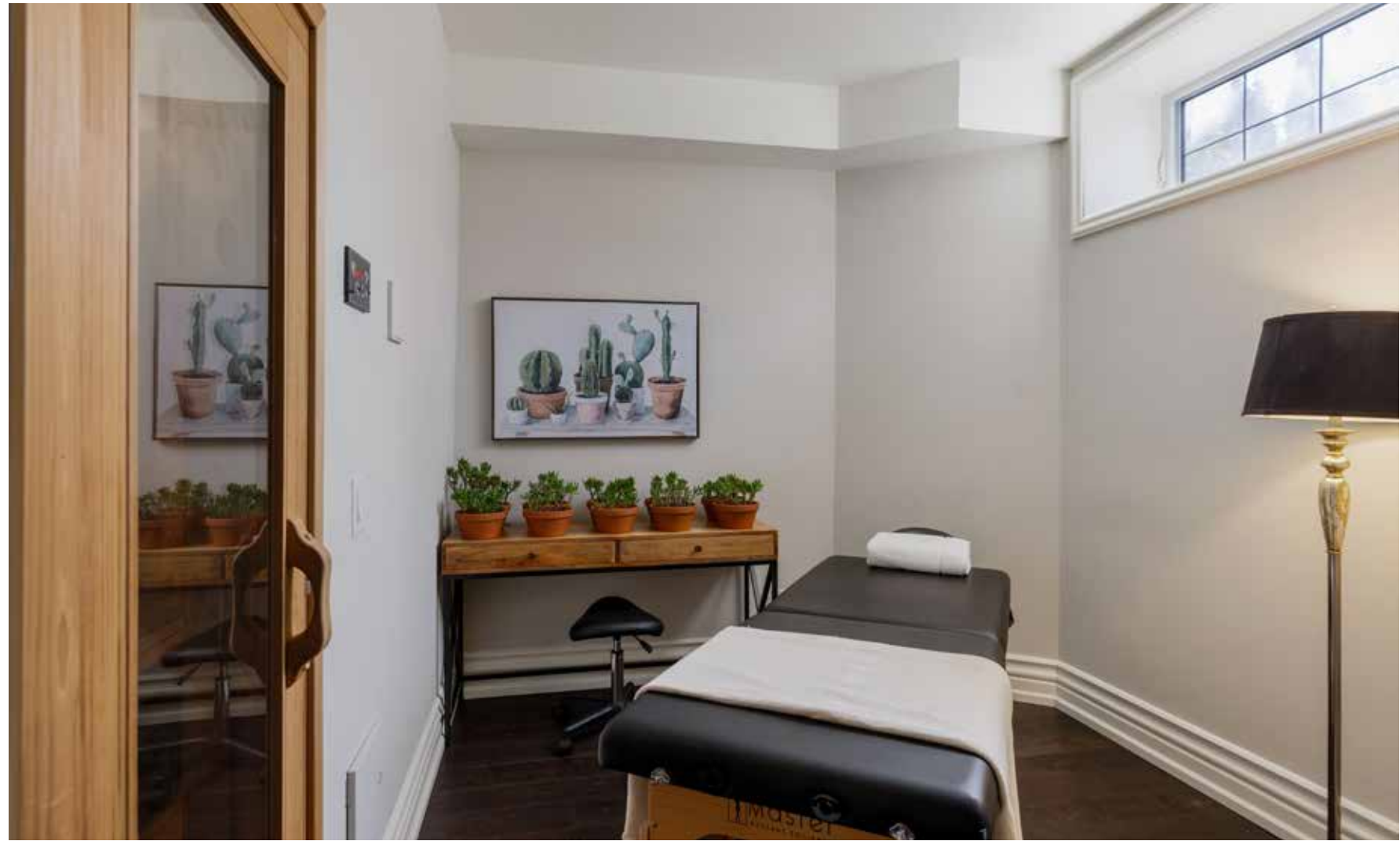
- Dark-finished cabinetry with a bottom drawer
- One-piece counter with an integrated sink
- Oversized radiant-heated floor tiles



WINE CELLAR AND TASTING ROOM (15'7" X 15'11")

- Dark slat wood ceiling with pot lights
- Slate floor tiles
- Wine barrel accents
- Tubular clay wine storage slots are integrated into the stone walls
- Exquisite wood table with sculptured legs and metal accents is included
- Large window with a view to the recreation room
- Rough-in for temperature control





MASSAGE ROOM WITH SAUNA (8'5" X 9'3")

- Radiant-heated, dark-stained, wide-plank engineered hardwood floor
- Larger window
- Sauna with cedar surround, two row bench seating and oversized floor tiles



BATHROOM (3-PIECE)

- White vanity with a one-piece moulded counter with an integrated sink
- Upper medicine cabinet with mirrored doors and lower display shelves
- Radiant-heated floor tiles
- Corner mosaic marble shower with a rain shower head, additional sliding shower diverter and a frameless glass enclosure

BEDROOM 5/GYM (11'7" X 22'3")

- Radiant-heated, dark-stained, wide-plank engineered hardwood flooring
- Recessed built-in shelving
- Pot lights
- Window



SCHOOLS

Elementary

Lorne Park PS – Regular Track – JK- GR05

Tecumseh PS – Regular Track – GR06 - 08

Riverside PS – FI – GR01 – 05

Hillcrest MS – FI – GR06 – 08

Green Glade Sr. – ExF – GR07 – 08

St. Luke CES – Regular Track – JK – GR08

St. Christopher CES – ExF – GR05 - 08

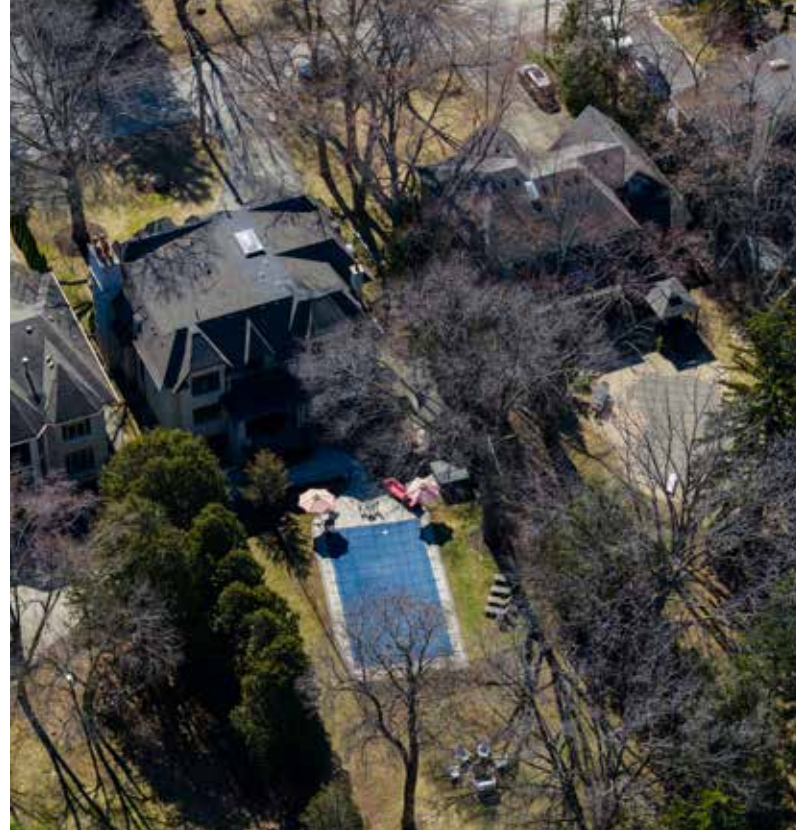
Secondary

Lorne Park SS – Regular Track/ExF – GR09 – 12

Clarkson SS – FI – GR09 – 12

Iona CSS – Regular Track – GR09 - 12

Loyola CSS – FI/ExF – GR09 - 12



Lot Size: 79.25 x 274.83 Feet

Taxes: \$27,646/ 2025

Inclusions: Built-in dishwasher, built-in microwave, fridge, stove, washer, dryer, all electrical light fixtures, all window coverings, garage door opener, alarm system, all pool equipment, pool table, wine fridge, table in wine room, desk in office, hot tub, central vacuum, TV in kitchen, all TV mounts, front and back in-ground sprinklers, built-in BBQ and outdoor beverage fridge (as is) on the terrace.

Exclusions: All TV's except kitchen TV, foyer bench & mirror

Rental Equipment: Hot water tank





FLOOR PLANS



All room dimensions and floor areas must be considered approximate and are subject to independent verification.



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Information in this brochure is deemed accurate but not guaranteed.
School boundaries may change for upcoming school year.