

RINA DIRISIO  
REAL ESTATE, BUT BETTER



1471 ROGERSWOOD COURT

MISSISSAUGA







## A RARE OFFERING IN PRESTIGIOUS LORNE PARK - WHERE LOT, LOCATION, LIFESTYLE & LUXURY CONVERGE

This exceptional residence in exclusive Lorne Park blends contemporary design, luxurious outdoor living, and a resort-like atmosphere on a beautifully landscaped, ultra-private court lot. Surrounded by mature trees, it offers peace and seclusion just minutes from the city. Enjoy nearby Rattray Marsh, Jack Darling Park, and the waterfront charms of Port Credit and Snug Harbour. You're also close to the shops and restaurants of Clarkson Village, with easy access to Clarkson GO Station (5 minutes) and the QEW (7 minutes) for seamless commuting.

### **Architectural Elegance Meets Innovation – A Masterclass in Design**

The striking exterior showcases natural limestone, stucco, and longboard siding, automated soffit lighting, maintenance-free finishes and extensively upgraded windows and roof shingles. Professionally landscaped with photo-sensitive lighting and a Rain Bird irrigation system, the curb appeal is undeniable. The extra-long driveway leads to a double garage with epoxy flooring and two subterranean car lifts, providing indoor parking for four vehicles and accessible from the basement. Additional features include oversized garage doors, LiftMaster axle-drive openers, remotes, and a central vacuum outlet.

### **A Backyard Oasis That Redefines Luxury Living**

The stunning rear yard features a custom 20' x 36' saltwater pool with natural stone coping, a waterfall, and a thermo-ash boardwalk. Surrounded by cedar hedges, privacy screens, and maintenance-free artificial turf, this outdoor retreat is as beautiful as it is easy to maintain. Escape the mid-day sun and relax under the custom Lanai with a wood-slat ceiling, circulating fan, Wi-Fi speakers, a gas fireplace, and automated retractable bug/sunscreens. Slab-stone patios provide sun-drenched lounging zones, while a natural gas line ensures seamless outdoor culinary experiences at your BBQ station.

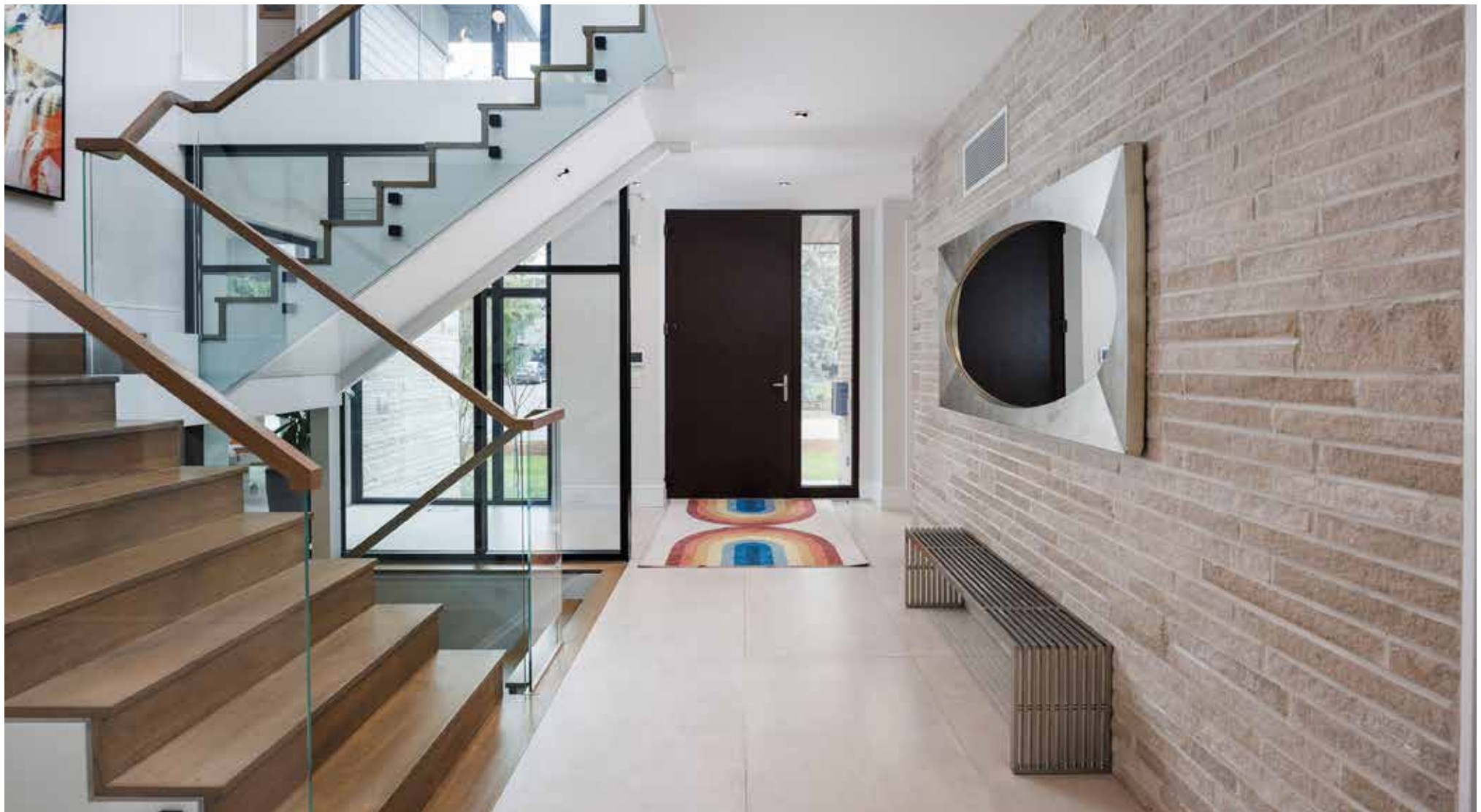
### **Exquisite Modern Luxury with Unparalleled Comfort and Smart Living**

Every inch of this custom-built residence exudes refined sophistication and modern luxury, offering elevated comfort indoors and out. Thoughtfully curated finishes include custom-engineered hardwood floors, oversized porcelain tiles, and bespoke walnut chevron-patterned interior doors with premium hardware, and the custom cabinetry and closet organizers enhance functionality on every level. A striking custom glass-panel staircase, ambient pot lights, and designer light fixtures set a stylish tone, complemented by smart home features such as multiroom app-controlled Wi-Fi audio, an 8-camera DVR surveillance system with remote access, and a fully monitored DSC security system. With hydronic radiant floor heating throughout, dual air handlers, two A/C units, two HRVs, and two steam humidifiers ensure mechanical excellence.

Designed for both grand entertaining and relaxed family living, the home showcases expansive principal rooms, a dramatic two-storey dining room with walkout, spa-inspired bathrooms with underlit floating vanities and curb-less showers, a showstopping family room with a custom illuminated gas fireplace, and a chef's kitchen featuring a skylight, an oversized island, separate pantry, premium appliances, a 5-stage water filtration system, and seamless access to the lanai. Upstairs, four spacious bedrooms and three luxe baths offer comfort and privacy, while the walk-up lower level impresses with a recreation room, gym with sauna, a bathroom with steam shower, wet bar, and a state-of-the-art soundproof theatre/golf simulator room crafted for the ultimate immersive experience.

## FOYER

- Single door entry with a glass insert
- Custom entrance door with sidelight with smart glass film
- Massive window in seating area with a glass feature wall open to the staircase
- Large format porcelain floor tiles
- Custom staircase with glass panel railings and wooden handrails
- Deep modern-profile baseboards
- Linear stone feature wall
- Numerous pot lights
- Custom doors with a walnut chevron design and Mortise European hardware throughout

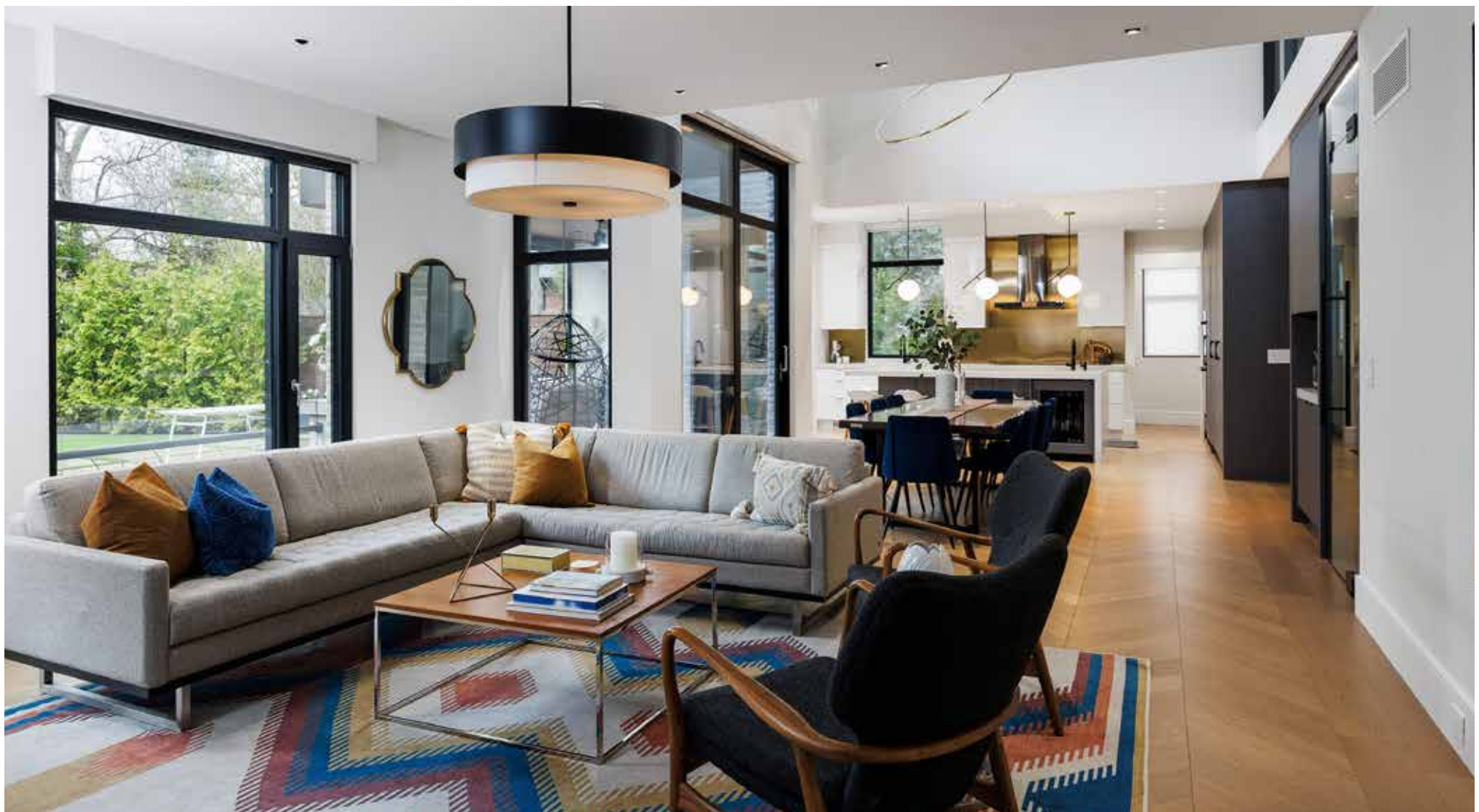






## FAMILY ROOM (22'6" X 18'0")

- Feature wall with custom built-in shelving and media niche
- Marquis linear gas fireplace with custom lights
- Custom engineered hardwood floor arranged in a chevron pattern
- Modern chandelier and pot lights
- Massive windows with automated roller shades overlooking the pool







## DINING ROOM (14'9" X 14'9")

- Two-storey wood-slat ceiling (19'2")
- Chic oversized ring-style chandelier and pot lights
- Custom built-in servery by PM Fine Cabinetry
- Custom engineered hardwood floor arranged in a chevron pattern
- Built-in wine display with glass doors
- Overlooked from the upper hall
- Oversized Lift and Slide patio door with screen to a covered terrace with Thermory ash wood decking, accessing the pool, yard and lanai

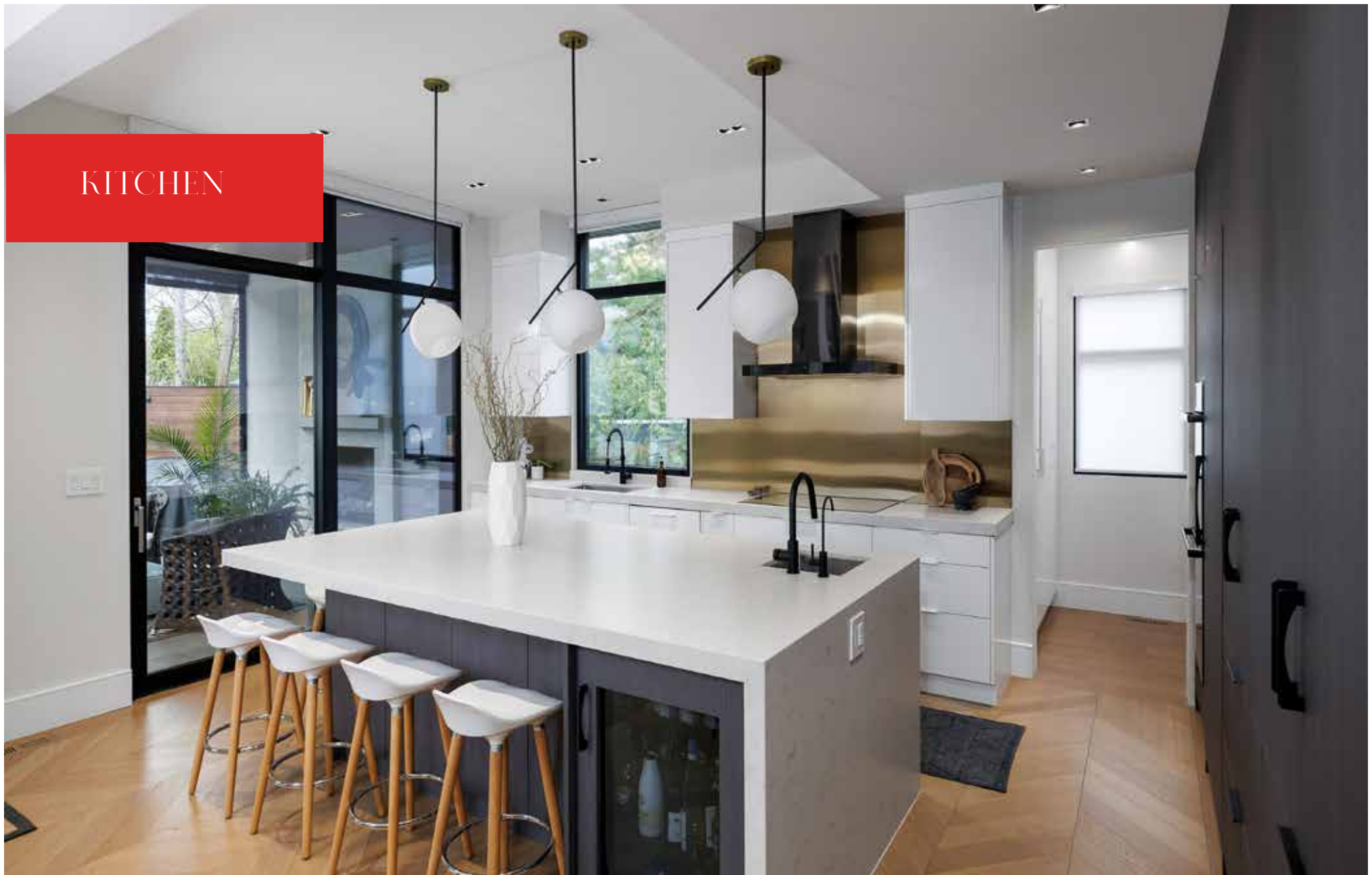








## KITCHEN



- Extensive custom cabinetry by PM Fine Cabinetry
- Extended-height upper cabinets with under cabinet lighting
- Several pot drawers
- Oversized 5' x 9' island with a prep sink, Caesarstone waterfall counter and breakfast bar
- Upgraded Caesarstone counters and gold brushed stainless steel backsplash
- Under-cabinet 5-stage water filtration system
- Ultra-modern pendant lighting and numerous pot lights
- App controlled built-in audio Wi-Fi stereo speakers
- Custom engineered hardwood floor arranged in a chevron pattern

### Top-of-the-line appliances:

- Dacor Modernist 36" Integrated full fridge
- Dacor Modernist 30" double ovens
- Dacor 24" undercabinet microwave
- Dacor 24" integrated dishwasher
- Bosch induction 36" cooktop
- Bosch 23" integrated dishwasher
- GE 36" Modern rangehood
- Marvel 24" integrated undercounter bar fridge

Huge window above the sink and an oversized Lift and Slide patio door with screen to the lanai  
Automated roller sunscreen blinds  
Velux skylight





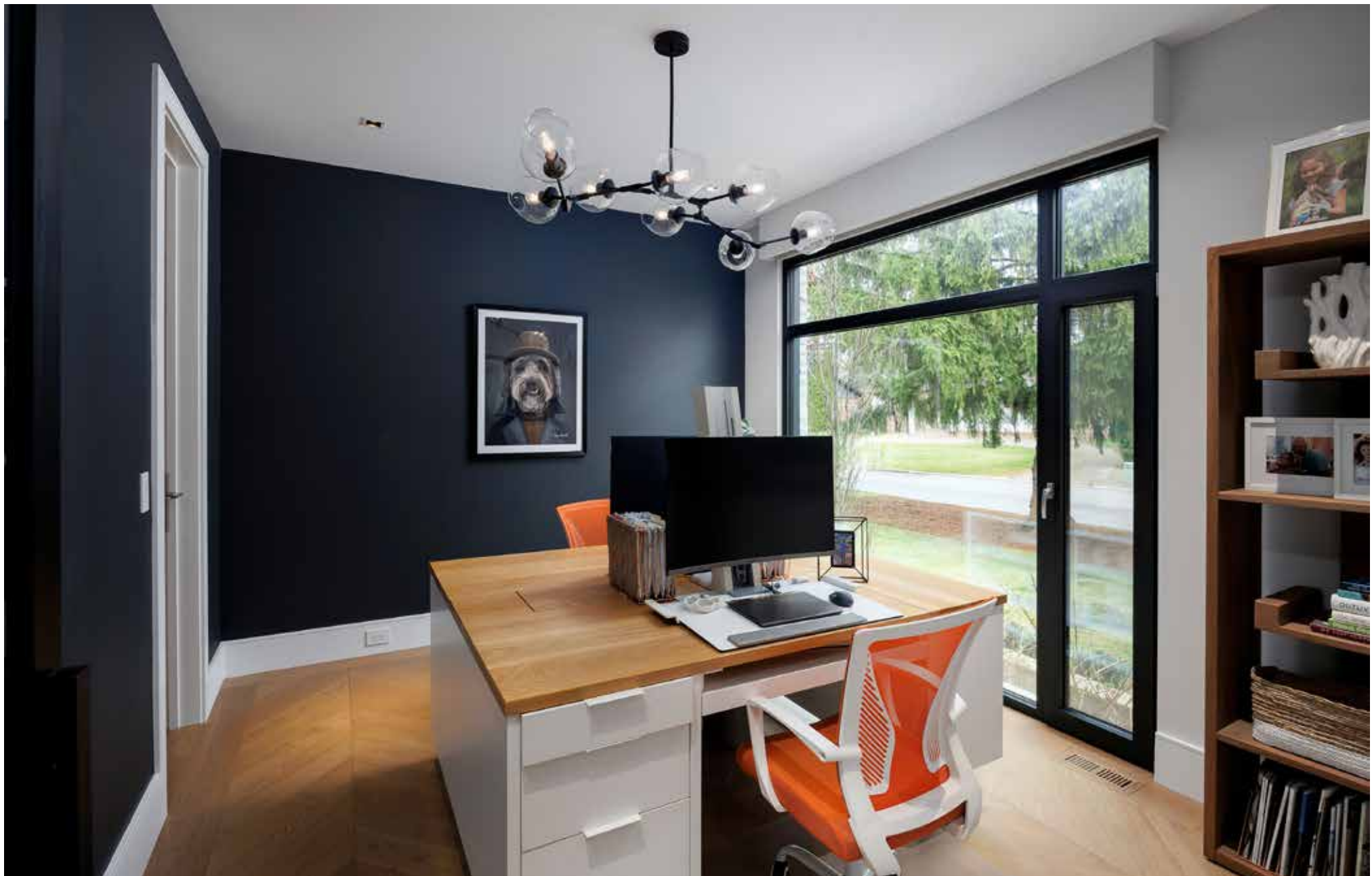




## WALK-IN PANTRY

- Custom cabinetry by PM Fine Cabinetry
- Coffee station and a Dacor 24" undercabinet microwave
- Dacor Modernist 36" integrated full freezer

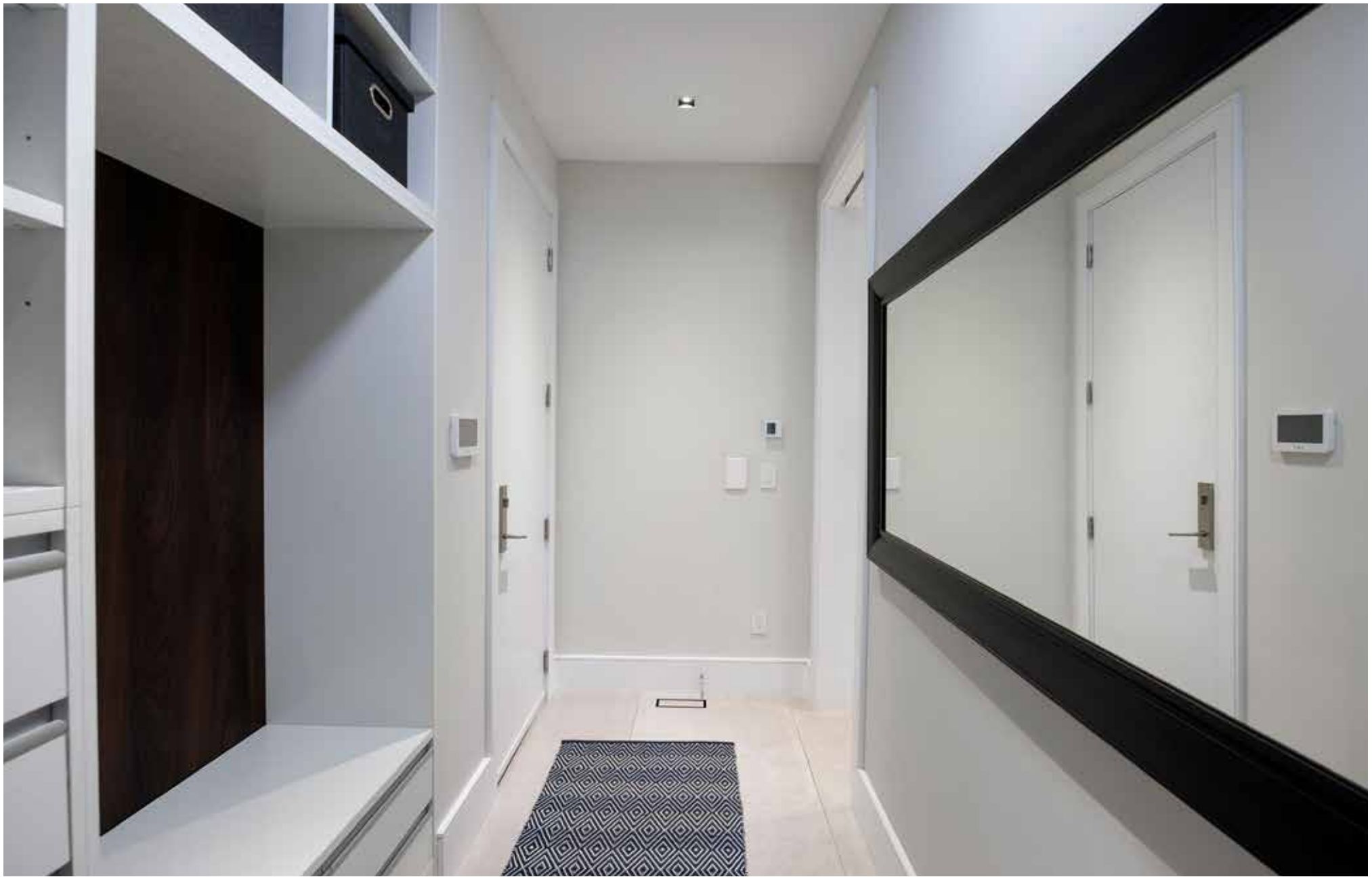




## STUDY (14'1" X 11'7")

- Glass entrance door
- Enormous floor-to-ceiling window with an automated roller sunscreen blind
- Custom engineered hardwood floor arranged in a chevron pattern
- Sleek chandelier
- App controlled built-in audio Wi-Fi stereo speakers
- Walk-in storage closet with power for peripherals





## MUDROOM

- Custom built-in cabinetry by Pm Fine Cabinetry
- Storage drawers, open shelving and custom built-ins
- Multi-level wardrobe hanging space with automated lighting
- Built-in bench seat
- Large format porcelain floor tiles
- Inside entry to the attached double garage with a car hoist descending to the basement





## LAUNDRY ROOM

- Custom cabinetry and built-ins by PM Fine Cabinetry
- Caesartone counter with an under-mount sink
- Automated lighting
- Wardrobe hanging bar
- Large window
- Large format porcelain floor tiles
- LG full size washing machine with pedestal washing machine below
- LG full size dryer mounted on a pedestal drawer



## BATHROOM (2-PIECE)

- Custom floating cabinetry by PM Fine Cabinetry with automated under lighting
- Vessel sink with a wall-mounted wide-spread faucet
- Large format porcelain floor tiles
- Limestone coursing feature wall



## SECOND LEVEL



- Upgraded wide-plank engineered hardwood floor
- Linen closet with extensive shelving and automated lighting
- Floor-to-ceiling glass overlooking the lower level



## PRIMARY BEDROOM



- Upgraded walnut pocket door with chevron design
- Upgraded wide-plank engineered hardwood floor
- Mirrored full height cabinet feature wall at entrance
- Rectangular panelled feature wall in bedroom area
- Bedside designer pendant lighting, upgraded chandelier and pot lights
- Massive windows with automated blackout blinds, overlooking the pool and backyard
- App controlled built-in audio Wi-Fi stereo speakers
- Huge walk-in closet with custom organizer and automated lighting

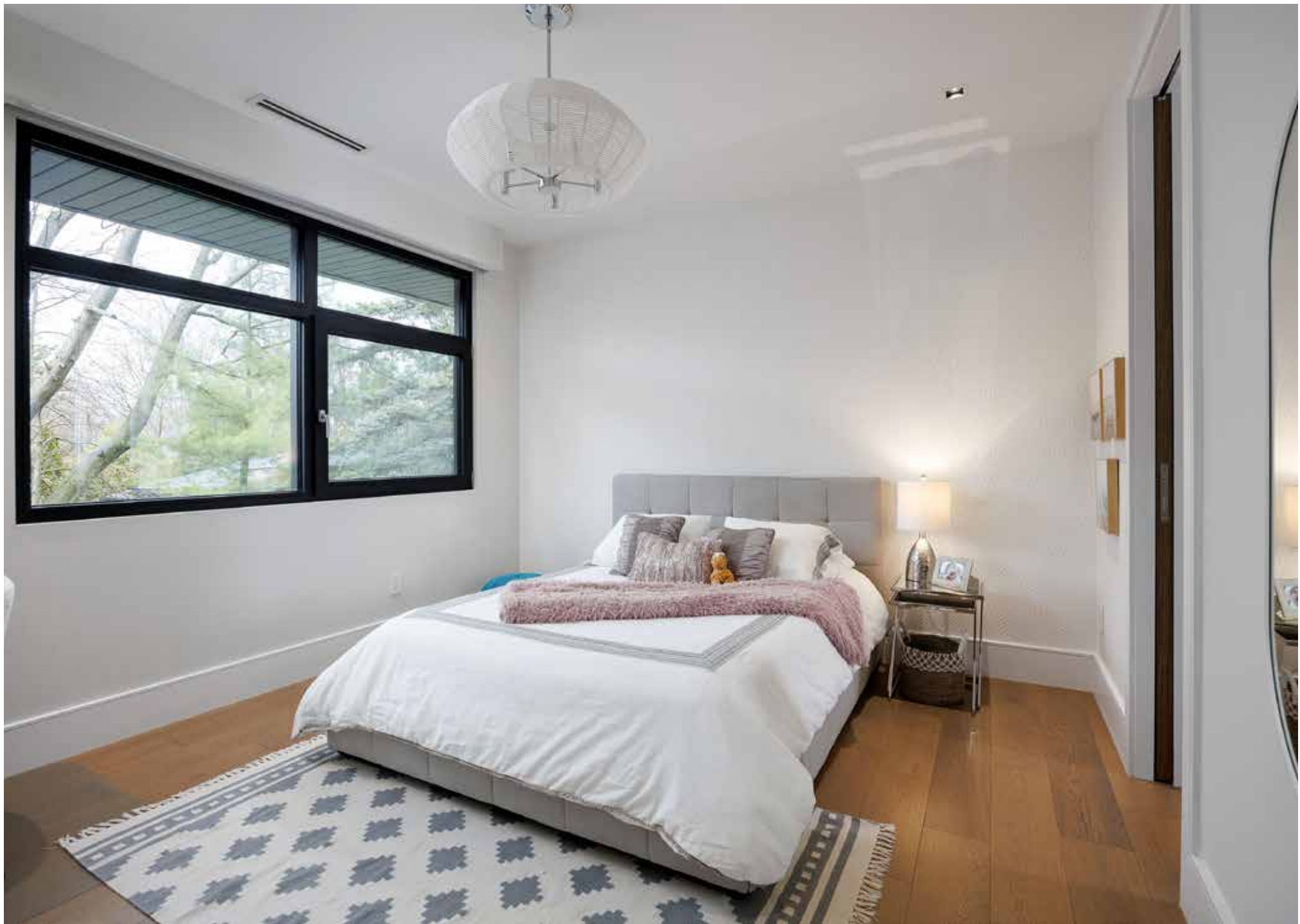




## ENSUITE BATHROOM (5-PIECE)

- Sleek floating custom cabinetry by PM Fine Cabinetry with automated under lighting
- Upgraded Caesarstone counter with two under-mount sinks and wall-mounted wide-spread faucets
- Custom recessed display shelving
- Two large windows
- Upgraded porcelain tile feature walls and contrasting woodgrain feature wall accenting the tub
- Large format porcelain floor tiles
- Upgraded one-piece oval soaker tub with an upgraded wall-mounted faucet with spray wand and chic chandelier overhead
- Curb-less, walk-in shower with a built-in bench seat, recessed shampoo niche, upgraded oversized rain shower head and additional sliding diverter and frameless glass enclosure





## BEDROOM 2 (14'0" X 11'4")

- Upgraded wide-plank engineered hardwood floor
- Large window with an automated blackout and sunscreen blind to the front yard
- Walk-in closet with custom organizer with drop down attic stair to access mechanical room







## ENSUITE BATHROOM (3-PIECE)

- Walnut pocket door with a chevron design
- Custom cabinetry by PM Fine Cabinetry with automated under lighting
- Upgraded Quartz counter with an under-mount sink and upgraded wall-mounted faucet
- Large format porcelain floor tiles
- Curb-less, walk-in shower with glass penny floor tiles, wave tile surround, recessed shampoo niche and frameless glass enclosure



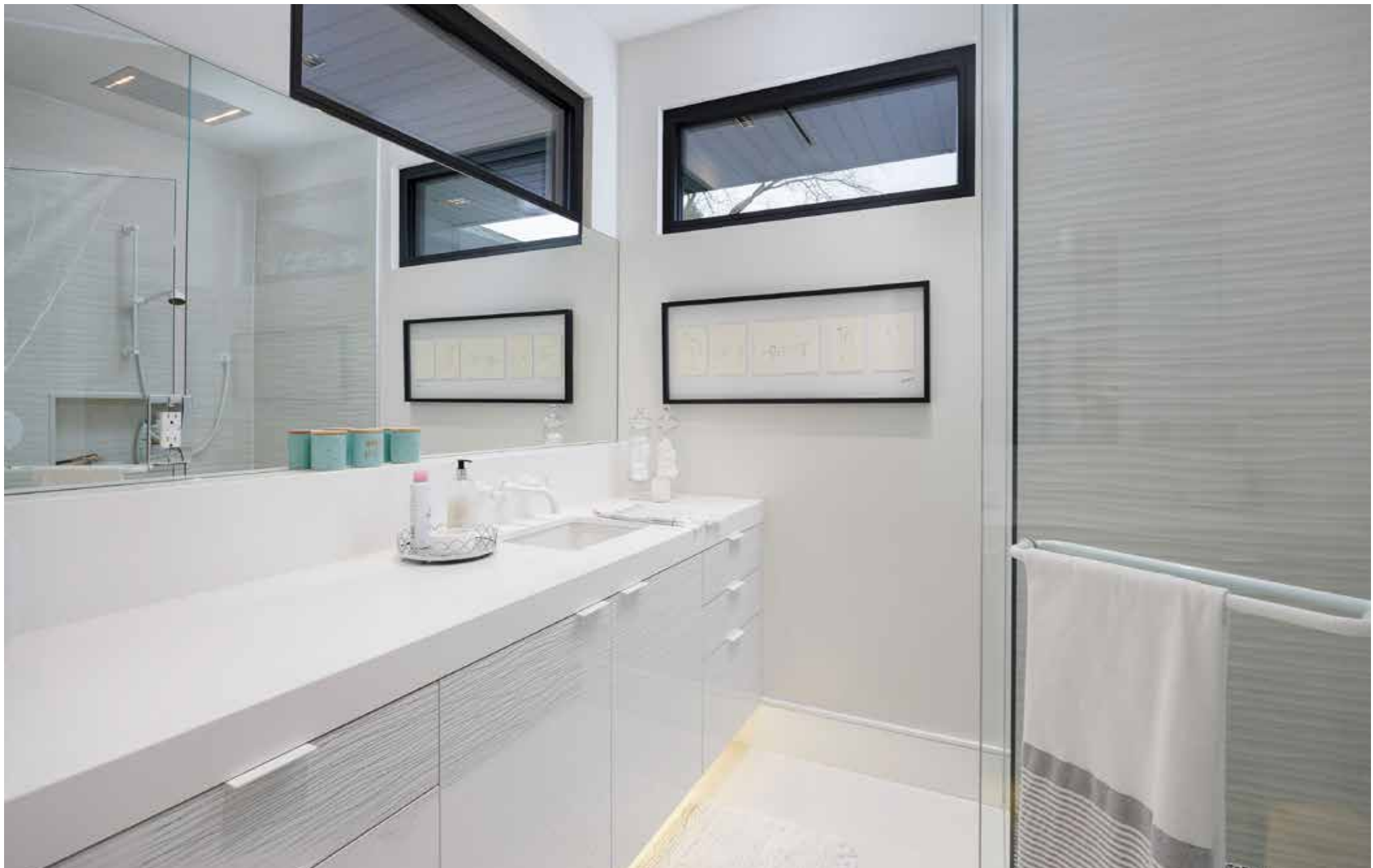




### BEDROOM 3 (14'1" X 11'0")

- Upgraded wide-plank engineered hardwood floor
- Large window with an automated blackout and sunscreen blind to the front yard
- Double closet with walnut chevron design sliding doors and custom organizer
- Access door to the shared Jack & Jill bathroom





## SHARED BATHROOM (5-PIECE)

- Custom cabinetry by PM Fine Cabinetry with automated under lighting
- Upgraded Quartz counter with two undermount sinks and upgraded wide-spread faucets
- Large format porcelain floor tiles
- Soaker tub/shower combination with upgraded porcelain tile surround and recessed shampoo niche







## BEDROOM 4 (13'1" X 12'0")

- Upgraded wide-plank engineered hardwood floor
- Large window with an automated blackout and sunscreen blind and treetop views
- Upgraded ceiling light, and pot lights
- Walnut pocket door with a chevron pattern to a walk-thru closet with a custom organizer to the shared bathroom

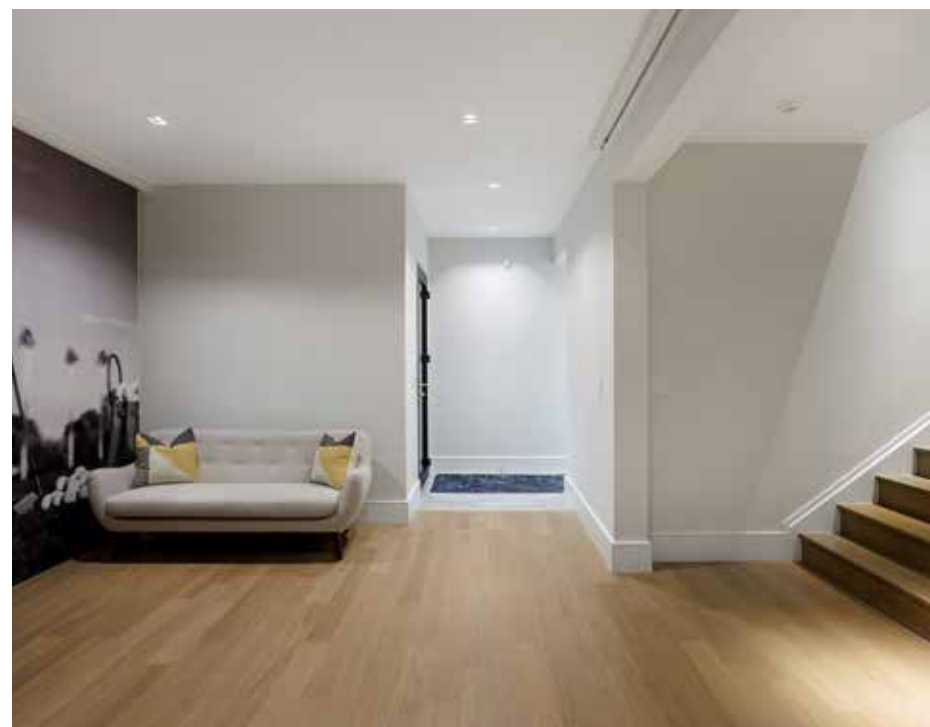


## WALK-UP LOWER LEVEL



## RECREATION ROOM

- 18' wide window with automated sunscreen window
- Wood-slat feature wall roughed in for TV with display shelving
- Plush broadloom
- Several pot lights on Maestro Dimmer Switch







## SITTING ROOM/GAMES AREA

- Wide-plank engineered hardwood floor
- Pot lights
- Custom artwork barn door to the theatre/golf simulator room
- App controlled built-in audio Wi-Fi stereo speakers



## THEATRE/GOLF SIMULATOR ROOM

- Atmos 11.2 surround sound speaker system
- Denon receiver
- LG 4k projector
- 135" fixed projector screen
- Soundproof walls and ceiling
- Uneekor QED golf launch monitor
- Gaming computer with touch screen monitor
- Retractable golf impact and projector screen
- BenQ golf simulator projector
- Spring loaded divot action hitting mat
- Artificial putting turf with 2 golf holes

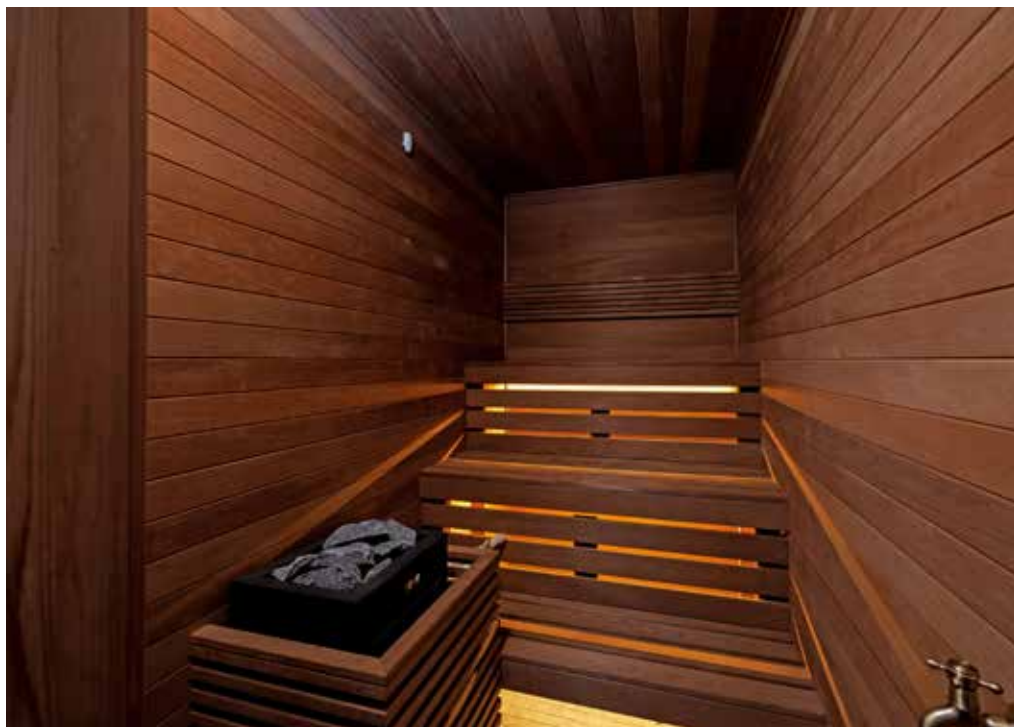




## WET BAR

- Custom cabinetry and display shelving by PM Fine Cabinetry
- Quartz counter with an under-mount sink
- Built-in beverage fridge
- Large movable island with seating

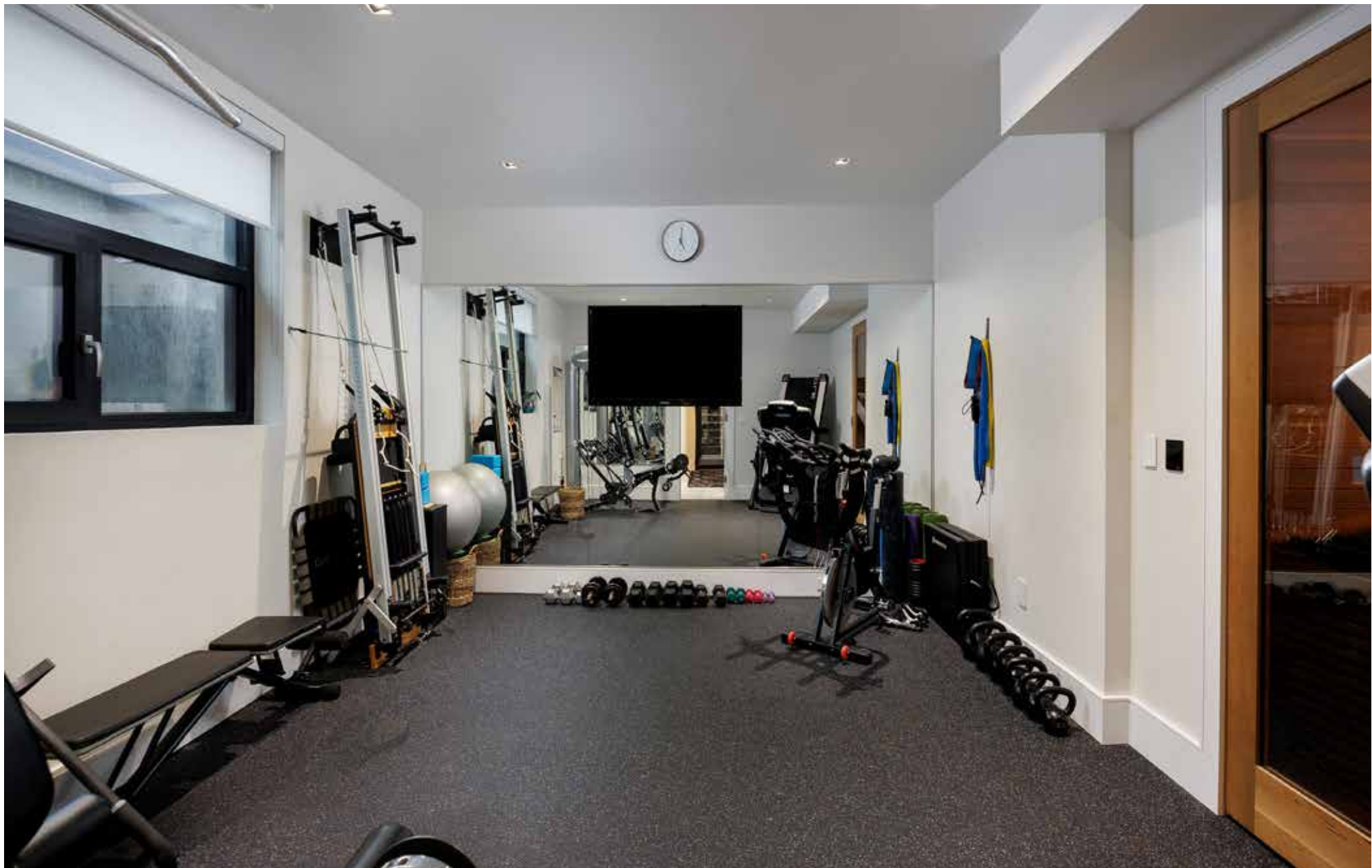




## BATHROOM (3-PIECE)

- Custom cabinetry by PM Fine Cabinetry with automated under lighting
- Integrated quartz counter and sink
- Upgraded Hexagon tile feature wall
- Custom curb-less 9kw steam shower





## GYM

- Full panel glass door
- Mirrored feature wall
- Oversized window
- Rubberized flooring
- Cedar sauna with a 9kw sauna heater and insulated cedar glass door













# SCHOOLS

## Elementary

Whiteoaks PS – Regular Track - JK – GR05 & FI – GR01 - 05

Hillcrest MS – Regular Track & FI – GR06 – 08

St. Christopher Separate School - Regular Track - JK – GR08

St. Francis of Assisi Catholic Elementary School

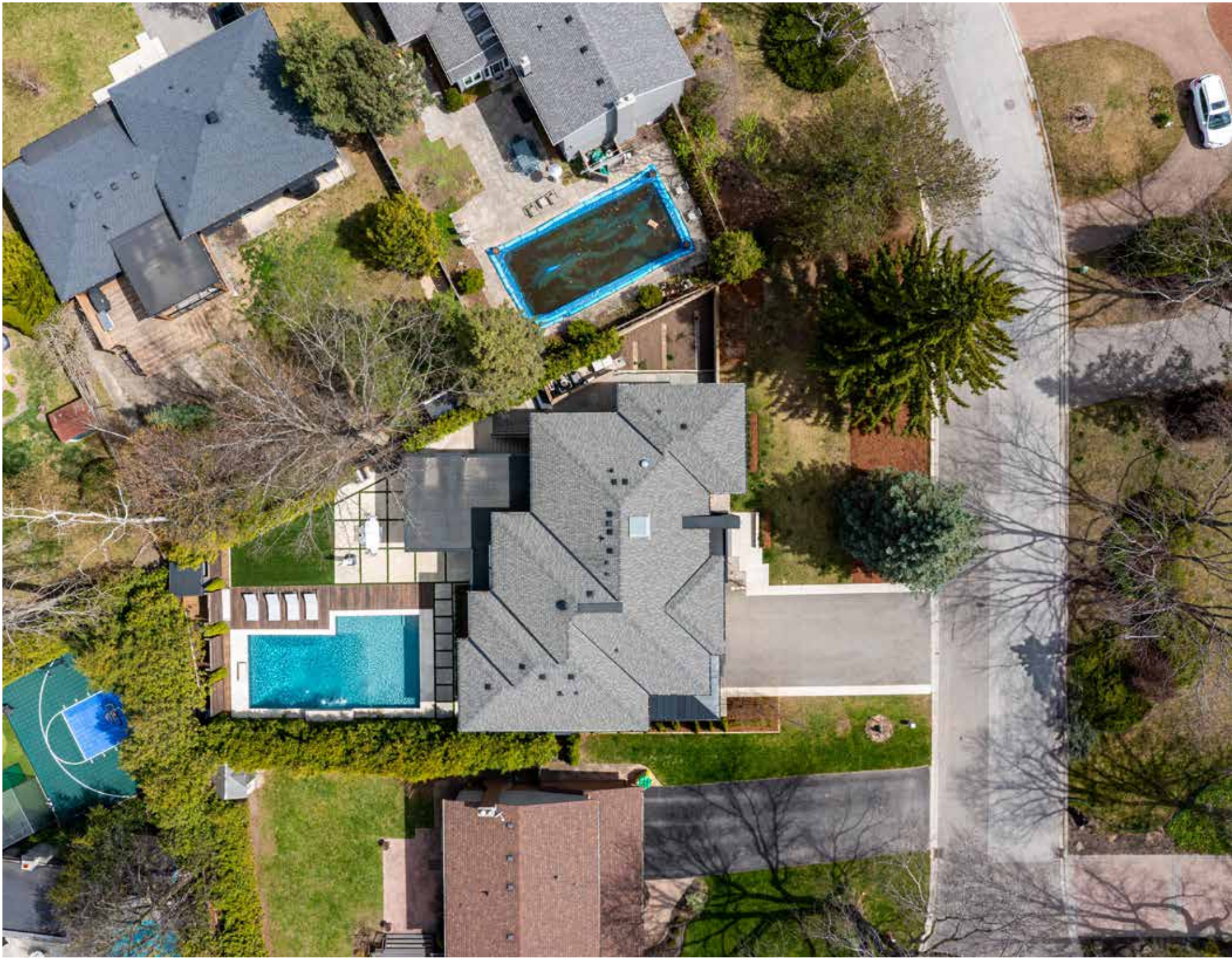
## Secondary

Lorne Park SS – Regular Track & FI – GR09 – 12

St. Francis Xavier Secondary School - Regular Track – GR09 – 12







**Taxes:** \$23,334.90 / 2024  
**Lot Size:** 108.21 x 138.12 x 158.43 (East Side) Irregular

**Inclusions:** Two built-in dishwasher, built-in microwave, fridge, built-in freezer, double ovens, built-in coffee station, built-in cook-top, 2 bar fridges, washer, dryer, all electrical light fixtures, all blinds, built-in speakers, all pool equipment, water softener, backup generator, shed, garage door opener(s), central vacuum, TV mounts.

**Exclude:** Tv's







# MATERIAL AND MECHANICAL DETAILS

## Exterior Features

- Natural Limestone façade with stucco and Longboard siding accents
- Certainteed Independence 50 yr warranty shingles
- Velux Skylight
- Maintenance free soffits and fascia
- Triple glazed aluminum “Tilt and Turn” windows with retractable screens
- 2- “Lift and Slide” oversized patio doors with screens
- Rain Bird irrigation system
- Landscape lighting with automated photo sensing transformer
- Soffit pot lighting on automated timer

## Garage

- 2 x 9' wide x 8' high garage doors with LiftMaster axle drive garage door operators and remotes
- 2 x Subterranean car lifts in the garage that allow you to park 4 cars inside complete with access from the basement and a lockable control panel that raises and lowers the lifts

## Mechanical and Security

- 8 Camera DVR security system with remote access
- Monitored DSC security system with 3 keypads
- Central vacuum system with -
- 5 Vroom in- cabinet vacuums with retractable hose and attachments
- Garage vacuum hose with attachments
- Hide a hose (in wall) vacuum on main and second floor with attachments
- Vacuum hose for basement with attachments
- Champion gas backup generator
- IBC boiler for domestic hot water
- Hydronic radiant floor heating throughout
- 2 x air handlers (1 in the basement, and 1 in the Attic with pull down stair access)
- 2 x Air Conditioning units, 1 servicing the 2nd floor and the other servicing the basement and main floor
- 2 x Fantech HRV's
- 2 x Aprilaire steam humidifiers

## Backyard

- Fully fenced yard with 2 locking wooden gates
- Private backyard with a full grown cedar hedge
- Thermory Benchmark thermo-ash decorative fencing
- Maintenance free artificial turf in backyard
- BBQ gas line
- 6.5' x 6.5' x 7' tall storage shed
- Glass railing around basement window wells
- Walk up basement stairs

## Lanai

- Fireplace with a vent-free gas log set
- Circulating fan
- 2 Automated retractable sun/bug screens
- Automated Wi-Fi speakers

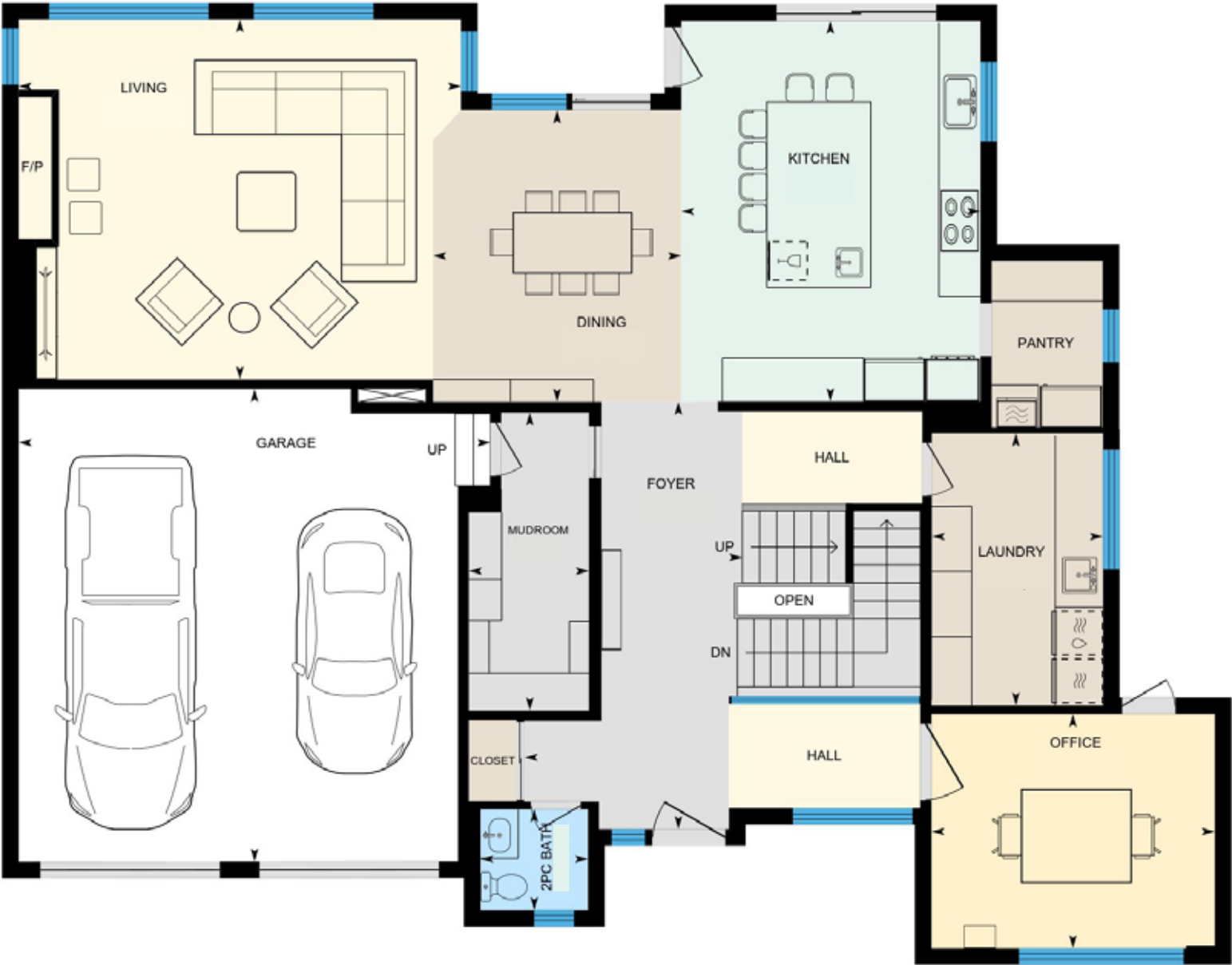
## Pool

- 20' x 36' x 8' deep saltwater pool with a vinyl liner
- Natural stone pool coping and Thermory Benchmark thermo-ash pool decking
- Natural stone waterfall and jumping stone.
- Hayward pool equipment (cartridge filter, gas heater, Omni Logic panel for remote access and control, saltwater chlorinator, variable speed pool pump, variable speed pump for waterfall, actuators for 2 water stream features)
- Madimack cordless pool cleaner

## Interior

- Under-cabinet 5 stage water filter system in Kitchen
- Automated under vanity lighting in all bathrooms
- Smart glass film on front door sidelight
- Multiroom app controlled audio Wi-Fi stereo speakers (basement rec room, office, kitchen, patio, and primary bedroom)
- Automated interior roller sunscreen blinds with additional blackout screens in the bedrooms

FLOOR PLANS & SURVEY



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













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School boundaries may change for upcoming school year.