

RINA DIRISIO
REAL ESTATE, BUT BETTER



4279 BRIDLEPATH TRAIL

MISSISSAUGA



THIS RENOVATED 5+1-BEDROOM, 4-BATHROOM HOME WITH A PROFESSIONALLY FINISHED BASEMENT SITS ON A PREMIUM 62.53' X 120.01' LOT IN MISSISSAUGA'S PRESTIGIOUS BRIDLE PATH ESTATES AND AWAITS YOUR LARGE FAMILY.

This mature, family-friendly community is close to highly ranked schools, trails, nature parks, woodlands, and conservation areas along the Credit River. Close to Credit Valley Hospital, Erin Mills Town Centre, and about a 10-minute drive to Square One Shopping Centre, Celebration Square, Living Arts Centre, the Central Library, theatres, and an abundance of restaurants. From your location, you have quick access to major highways, and Pearson International Airport is about a 20-minute drive.

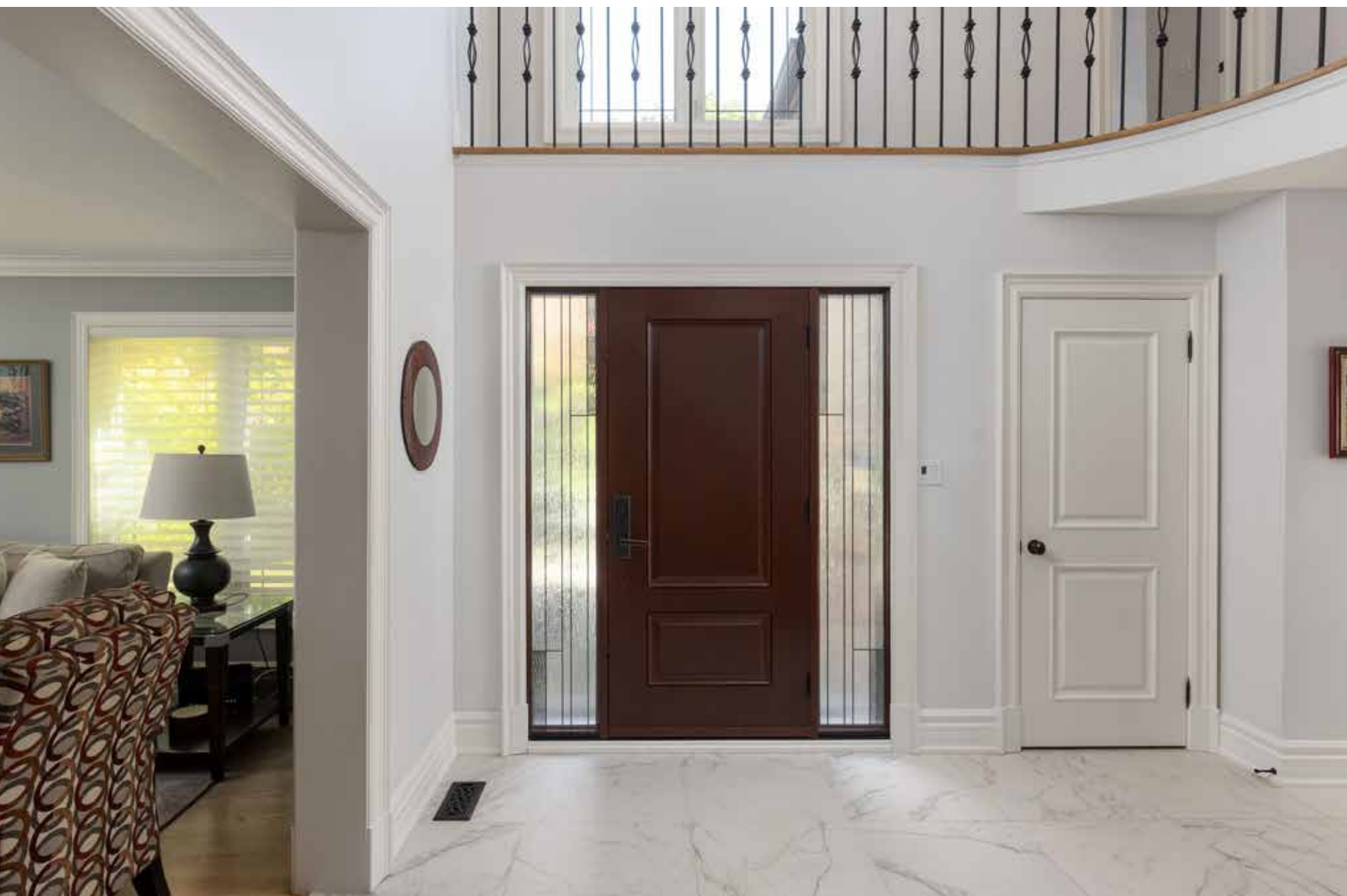
Beautiful professional landscaping with an irrigation system, front and back, an extra-long stone double driveway and walkway with a contrasting border, and a covered front entrance with an upgraded solid wood-grain entrance door. The driveway provides parking for at least four cars, plus two more in the attached double garage with an interior entry to the house. Metal side fencing provides access to the extremely private backyard with towering trees, a bubbling rock fountain, a two-level composite deck and lower firepit patio area, secluded corner seating area with an arbour and rough-in for a hot tub, and a charming custom barnwood garden shed and matching fencing.

An excellent floor plan with generous room sizes for daily family living and entertaining, with sophisticated details such as oak hardwood floors, upgraded oak staircase with iron spindles, deep baseboards and wide casings, custom cabinetry, smooth ceilings, crown mouldings, three fireplaces, numerous pot lights and stylish light fixtures, upgraded interior doors and hardware, deluxe appliances, and luxurious bathrooms. Recent improvements include a new furnace, heat pump and air conditioning (2024), and a Premium (50-year) Timberline HD roof shingles and roof system (2015). The home features a 200 Amp electrical panel.

Step inside and experience the sophisticated modern ambiance and welcoming light-filled spaces. The spacious foyer features an upgraded solid entry door and beautiful oversized porcelain floor tiles that surround the impressive upgraded curved oak staircase with deluxe metal spindles. Host formal gatherings in the living room and separate dining room with hardwood flooring and crown mouldings. The updated eat-in kitchen features extensive white cabinetry with a contrasting dark-stained island, display cabinets with glass doors, granite counters, hardwood flooring, deluxe stainless steel appliances and a large breakfast room with large windows and a walkout to the 2-tiered composite wood deck and private rear yard. The generous family room with a wood-burning fireplace, exotic hardwood flooring, and a walkout to the deck is the perfect spot to relax. A beautiful powder room and a bright laundry room complete the main floor. Upstairs, five bedrooms feature upgraded laminate flooring (one with oak flooring) and two lavish bathrooms, including the primary suite with a 5-piece ensuite bathroom with a spa-jet tub and a separate glass shower. The professionally finished basement features a huge recreation room and wet bar area with lustrous hardwood flooring, extensive custom cabinetry and mouldings, pot lights, and a gas fireplace; it also includes a sixth bedroom, an office, and a 4-piece bathroom with a stone, glass-enclosed shower.

FOYER (12'7" X 11'4")

- Upgraded solid wood-grain entry door with large leaded, water glass sidelights
- Oversized marble-look porcelain floor tiles
- Impressive oak staircase with extensively upgraded iron spindles open to the lower level
- Upgraded deep baseboards and wide casings
- Pot lights



LIVING ROOM (15'1" X 16'7")

- Natural-finished oak hardwood floor
- Elegant crown mouldings
- Gas fireplace with a classic white mantel flanked by chic sconce lighting
- Two large windows with custom blinds



DINING ROOM (12'11" X 13'8")

- Elegant crown mouldings
- Natural-finished oak hardwood floor
- Large window with a custom blind overlooking the backyard
- Beautiful gold-tone chandelier with Edison bulbs





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

- Extensive custom white cabinetry
- Upper cabinets with crown mouldings
- Built-in granite desk
- Custom range hood canopy with deluxe mouldings
- Two china cabinets with glass doors and shelves
- Several drawers
- Pantry area with an open shelf perfect for a coffee station
- Contrasting dark-stained island with custom granite counter, deluxe corner mouldings, and chandelier above
- Granite counters and a stone tile backsplash
- Pass-through, open wall above the range, to the family room
- Natural-finished oak hardwood floor
- Top-quality stainless steel appliances including a gas range, fridge, and built-in dishwasher





BREAKFAST ROOM (7'9" X 12'4")

- Dish-style chandelier
- Natural-finished hardwood floor
- Custom blinds and designer draperies
- Extra-large window and sliding glass door walkout to the composite wood deck overlooking lush perennial gardens with a babbling rock fountain, mature shrubs and trees



FAMILY ROOM (18'3" X 15'2")

- Exotic hardwood flooring
- Wood-burning fireplace with an upgraded floor-to-ceiling stone mantel
- Pot lights and scone lighting
- Built-in audio speakers
- Pass-through, with custom built-in shelving, open to the kitchen
- Sliding glass doors to the deck





BATHROOM (2-PIECE)

- Ample shaker-style cabinetry
- Quartz counter with an under-mount sink and widespread chrome faucet
- Vanity light with chrome accents
- Crown mouldings



LAUNDRY ROOM (10'1" X 8'5")

- Extensive upgraded wood cabinetry with raised centre panels
- Base cabinet with a deep moulded washtub and neutral tile backsplash
- Oversized marble-look porcelain floor tiles
- Washer and dryer with a stainless steel finish
- Exterior door with a glass insert to the side yard
- Inside entry to the attached double garage



PRIMARY BEDROOM (19'1" X 17'0")

- Two large leaded glass windows with custom blinds and treetop views
- Upgraded wide-plank laminate flooring
- Walk-in closet and additional closet



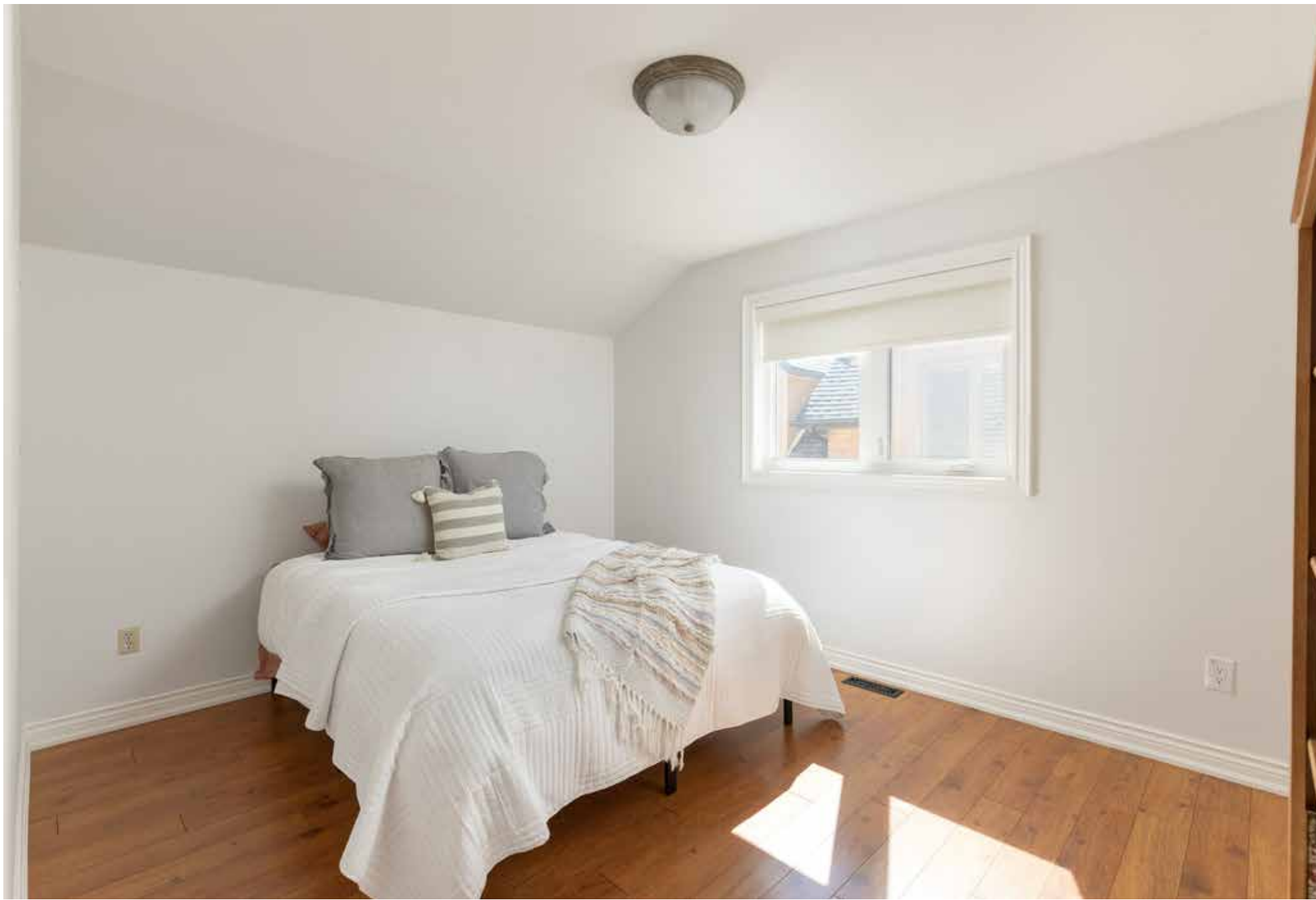
ENSUITE BATHROOM (5-PIECE)

- Deluxe furniture-style cabinetry with a centre bank of drawers
- Marble counter with two under-mount sinks and widespread faucets
- Heated stone-look floor tiles
- Pot lights
- Moulded oval spa-jet tub with a marble deck and upgraded faucet with a spray wand
- Prewired for a flat-panel TV above the tub
- Separate shower with stone tile surround, built-in bench seat, large square rain shower head, additional handheld diverter and frameless glass enclosure



BEDROOM 2 (9'7" X 11'1")
BEDROOM 3 (13'1" X 10'2")
BEDROOM 4 (13'0" X 10'2")
BEDROOM 5 (20'3" X 14'5")

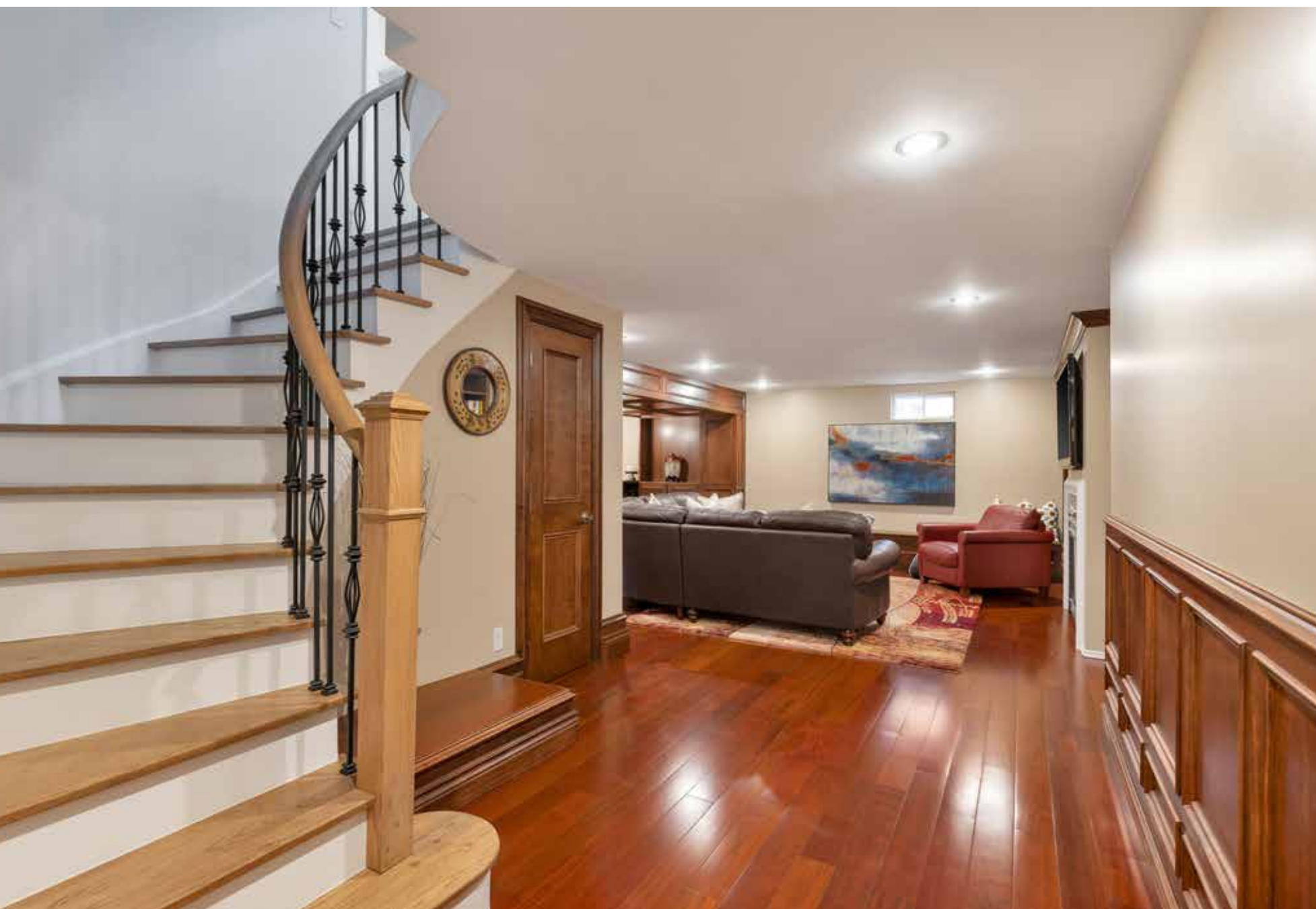
- Four additional bedrooms on the second floor feature wide-plank laminate flooring (bedrooms 3, 4, & 5), and all have large windows and ample closets. Bedroom 2 has French doors and natural-finished hardwood flooring.





BATHROOM (5-PIECE)

- Renovated main bathroom with beautiful dark-finished cabinetry with a centre bank of drawers, quartz counter with two under-mount sinks and single-lever faucets, upgraded floor tiles, and a tub/shower combination.



RECREATION ROOM (16'2" X 20'1")

- Upgraded hardwood floor
- Upgraded hardwood baseboards and casings
- Upgraded wood wainscoting
- Upgraded matching, custom cabinetry with bookcases, display shelves, seating areas and ceiling panels
- Gas fireplace with stone surround and white trim
- Prewired for a flat-panel TV above the fireplace





WET BAR (16'2" X 8'1")

- Upgraded hardwood floor
- Custom bar with stone counters and seating for six
- Pot lights and sleek pendant lighting over the bar
- Extra-large window
- Access door to a storage room (3'11" x 3'6") and to the cold room (12'8" x 7'7")

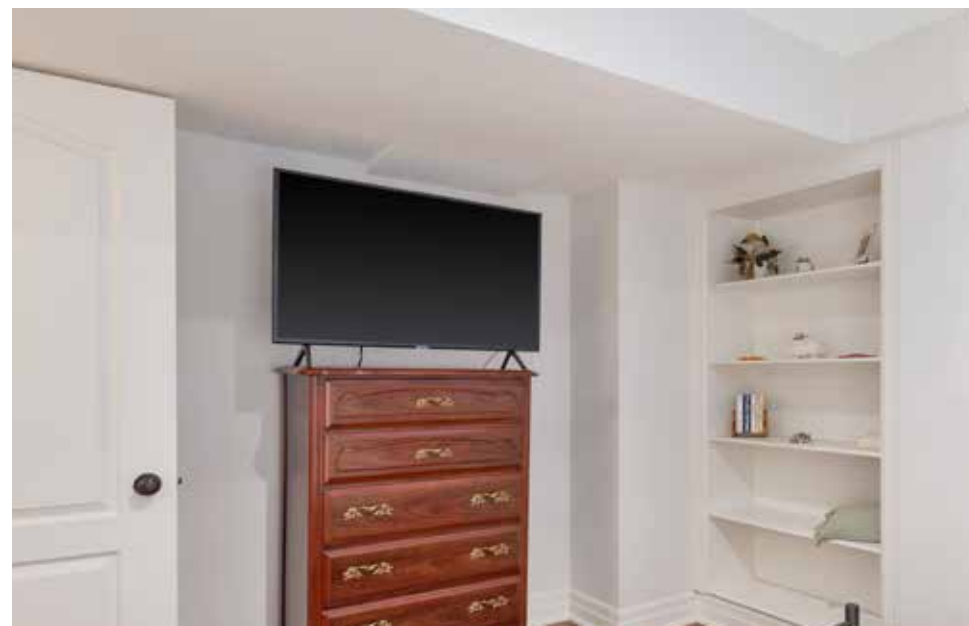


OFFICE (9'2" X 12'10")

- Oversized double closet with mirrored doors

BEDROOM 5 (9'2" X 12'11")

- Upgraded cork flooring
- Pot lights
- Recessed built-in display shelves
- Double closet with mirrored doors
- Window



BATHROOM (4-PIECE)

- Ample cabinetry with drawers and double sinks
- Stone-look floor tiles
- Large shower with stone tile surround, an overhead rain shower head and additional handheld diverter, and a frameless glass enclosure



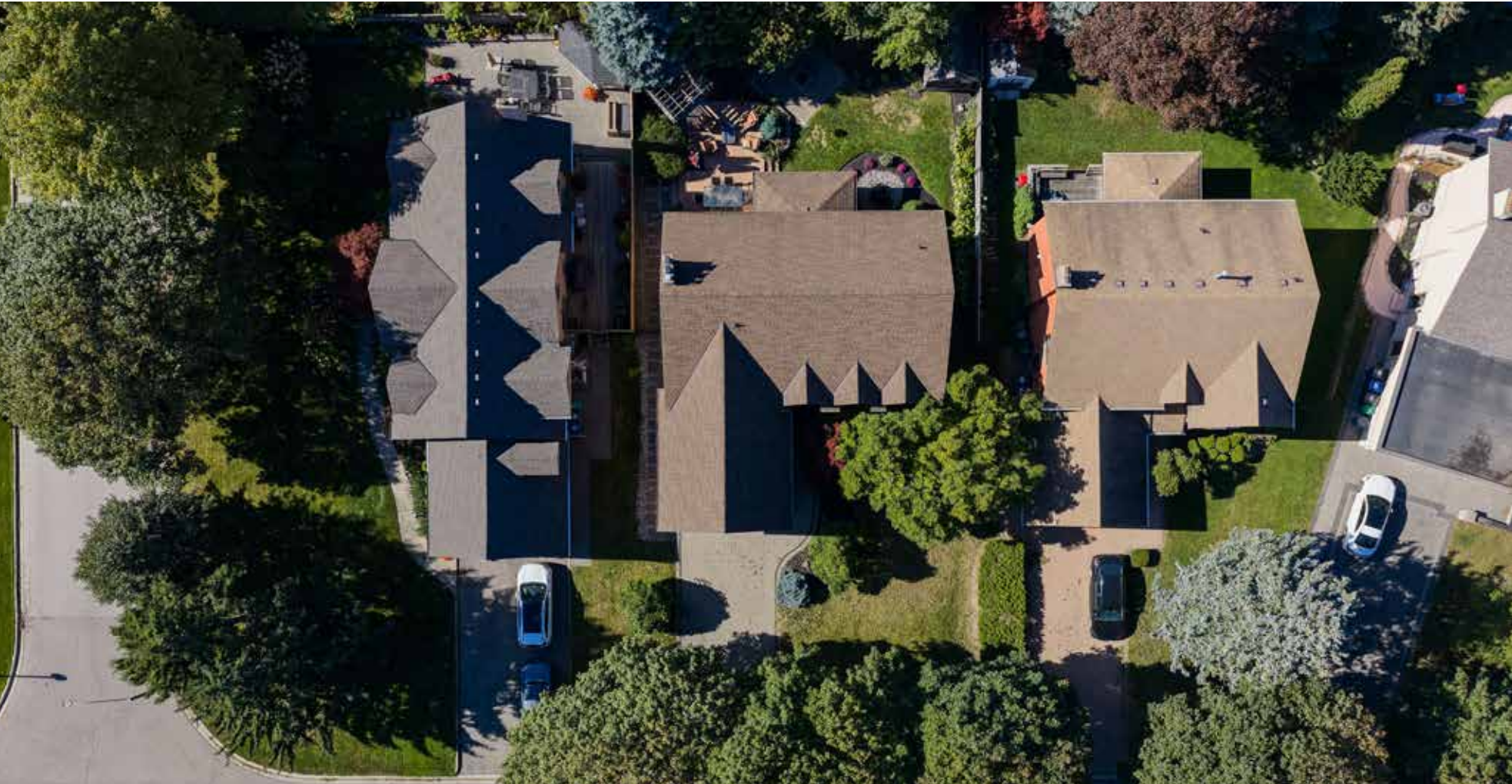
SCHOOLS

Elementary

- Sawmill Valley PS – Regular Track – JK – GR05
- Erin Mills Middle School – Regular & French Track – GR06- 08
- Credit Valley PS – French Track – GR01 – 05
- Green Glade SR. – Extended French – GR07 - 08
- St. Mark CES – Regular Track – PK – GR08
- All Saints CES – French Track - GR01 – 04
- St. Margaret of Scotland CES – French Track – GR05 – 08
- St. Therese of Lisieux CES – Extended French – GR05 - 08

Secondary

- Erindale SS – Regular Track – GR09 – 12
- Streetsville SS – French Track – GR09 – 12
- Lorne Park SSS – Extended French – GR09 – 12
- Loyola CSS – Regular, French and Extended French – GR09 - 12



Lot Size: 62.53 x 120.01 Feet

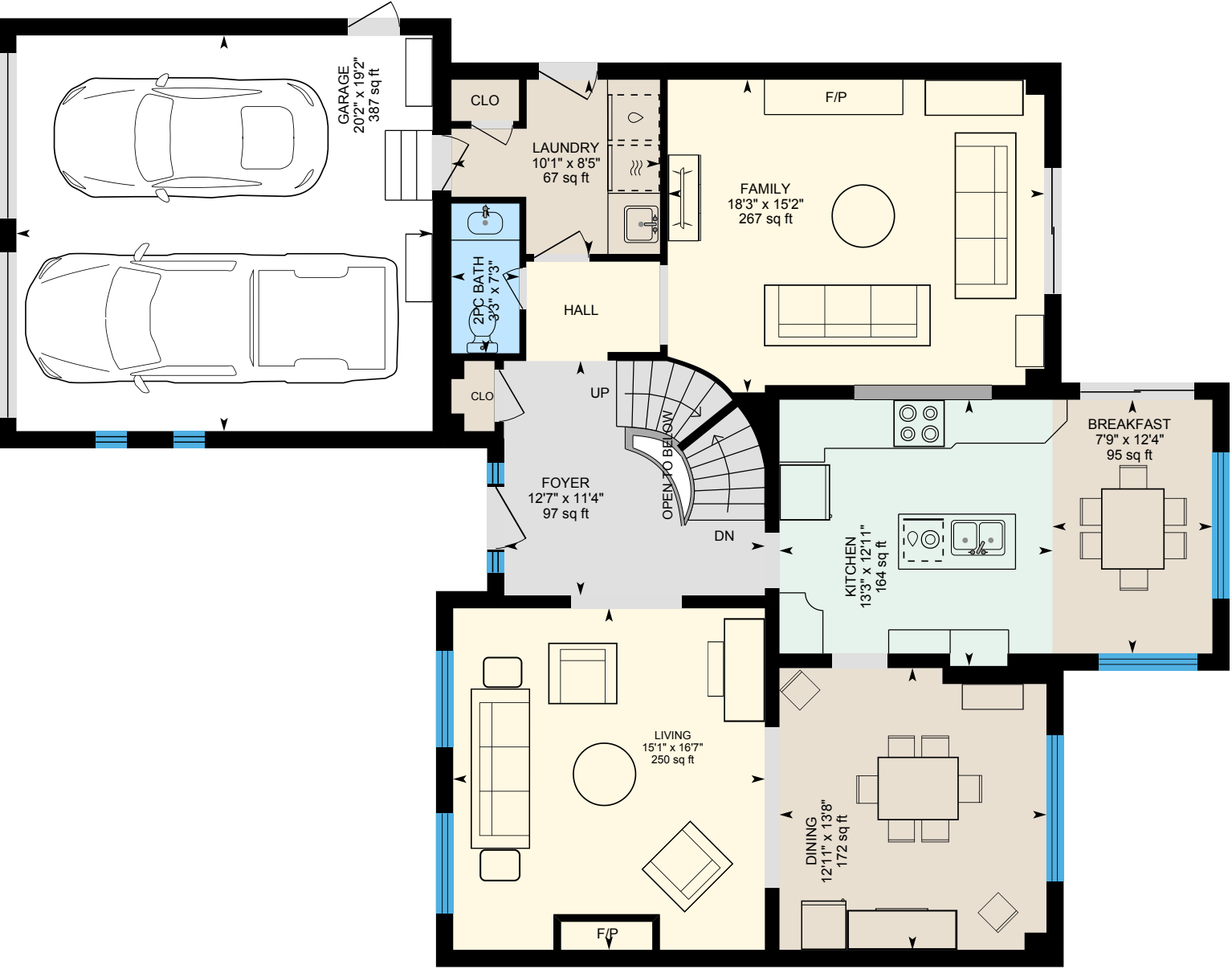
Taxes: \$12,405.60 / 2026

Inclusions: Fridge, stove, microwave, built-in dishwasher, washer, dryer, all window coverings, all electrical light fixtures, garage door opener and remotes, central vacuum and accessories, in-ground sprinklers





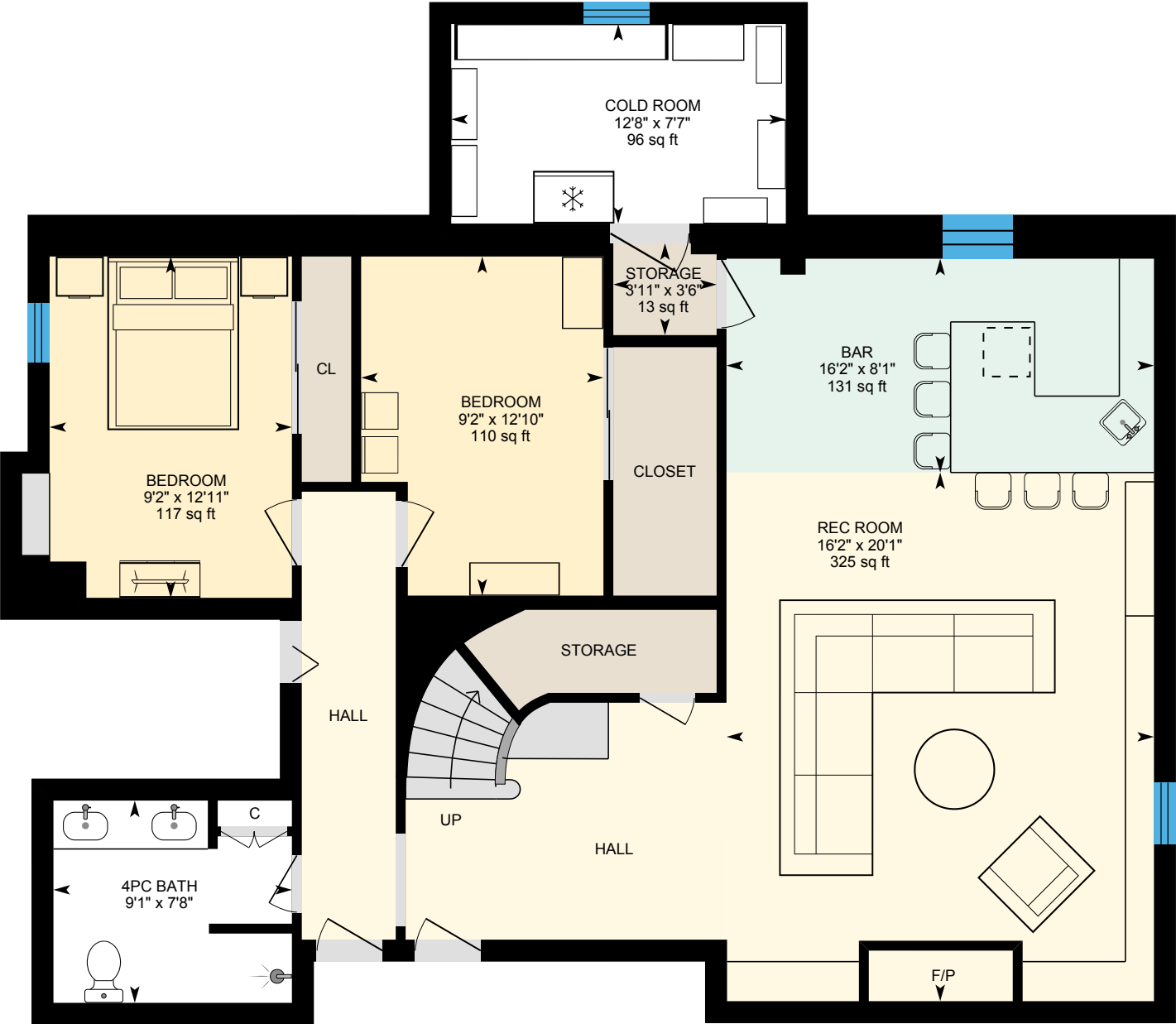
FLOOR PLANS



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.