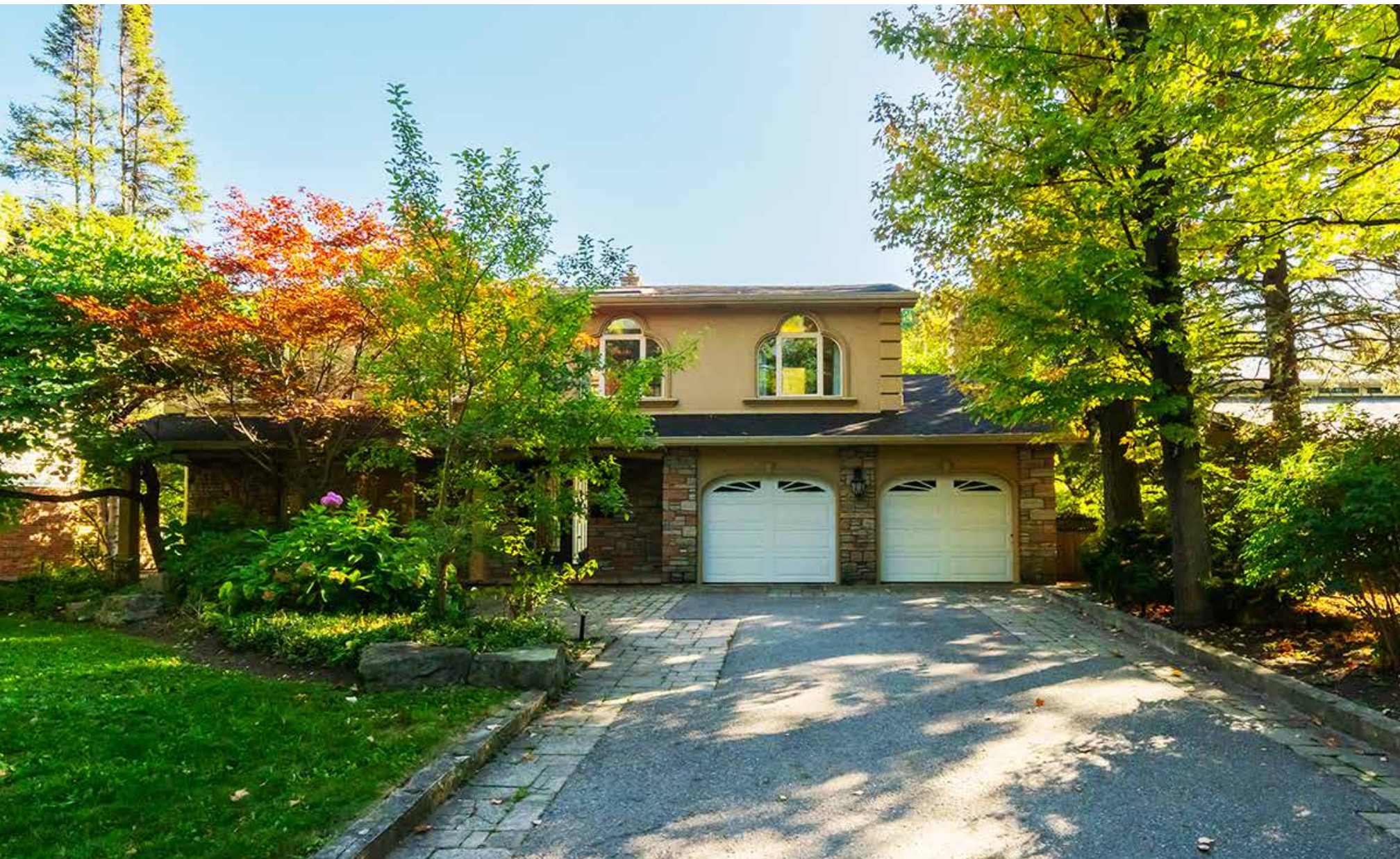
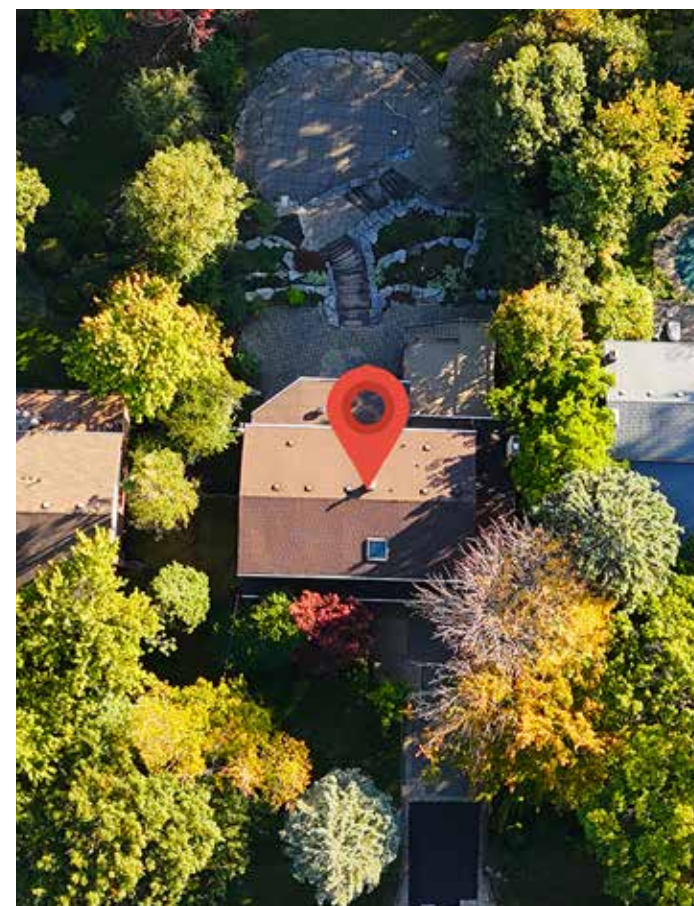


RINA DIRISIO
REAL ESTATE, BUT BETTER



3278 CREDIT HEIGHTS DR.

MISSISSAUGA, ON



GRANDLY REIMAGINED. THIS 4-BEDROOM RESIDENCE WITH A WALKOUT BASEMENT SITS ON AN EQUALLY IMPRESSIVE 75' X 229' RAVINE LOT. COMPLETE WITH A SHIMMERING SALTWATER POOL AND BACKING DIRECTLY ONTO THE NATURAL SPLENDOUR OF THE CREDIT RIVER IN THE PRESTIGIOUS CREDIT WOODLANDS COMMUNITY OF MISSISSAUGA.

Just a 7-minute stroll from your front door lies Erindale Park, a 222-acre wonderland that offers year-round outdoor recreation. The scenic Culham Trail, which follows the meandering river, invites peaceful walks, wildlife encounters, and breathtaking views. For golf enthusiasts, the renowned Mississauga Golf and Country Club is just a 4-minute drive away. Commuters also enjoy effortless access to highways and GO Transit, which provides easy connections to Toronto and Hamilton.

Set on a mature, tree-lined street, the extra-deep double driveway accommodates eight cars, with additional parking available in the attached garage for two vehicles. An interlocking stone walkway guides the way to the expansive covered front veranda, overlooking lush perennial gardens and soaring trees that enhance privacy. A sprinkler system ensures the gardens stay verdant. The backyard is an entertainer's dream and a sanctuary in one: a massive upper deck and generous covered terrace gaze over armour stone landscaping and terraced gardens, with stone steps cascading down to the custom in-ground saltwater pool with a waterfall, accompanied by a tranquil pond with a sheer descent waterfall on one side and a charming gazebo on the other. Expansive green space provides room for children's play or outdoor sports, framed by the majestic backdrop of the Credit River ravine. Improvements include a newer roof, and in 2025, the interior of this home, the deck, and gazebo were repainted, new backyard fencing was installed, a new furnace and air conditioner were installed, some windows on the main floor were replaced, and the pool received a new cover and heater.

Step inside the elegant two-storey foyer, where gleaming, oversized tiles set the stage for the showstopping solid oak staircase with upgraded pickets, illuminated by an upper skylight and open to the lower level with two walkouts. Sophisticated details abound: smooth ceilings with crown mouldings, half-walls featuring wood accents and decorative columns, wide-plank hardwood flooring, distinctly trimmed doorways with architraves, and massive windows that capture ravine views. Formal living and dining rooms offer a refined space for entertaining, while the inviting family room with a fireplace encourages relaxed gatherings. The chef-inspired kitchen is a true masterpiece, featuring floor-to-ceiling custom cabinetry enhanced by crown mouldings and valance lighting, illuminated china cabinets, stone counters, a large island with a breakfast bar, upgraded stainless steel appliances, and enchanting forest views. The oversized breakfast room, with its wall of windows, seamlessly opens onto the upper deck, which in turn provides access to the lower covered terrace. Upstairs, a sunlit sitting area, four generously sized bedrooms, and two luxuriously renovated bathrooms offer private retreats. The primary suite is a haven of sophistication, featuring hardwood floors, crown mouldings, and a lavish 5-piece spa-inspired ensuite, complete with a clawfoot tub and a glass-enclosed shower. Continuing the home's refined appointments, the lower-level recreation room dazzles with a coffered ceiling, pot lighting, crown mouldings, built-in cabinetry flanking the fireplace, large windows, and a walkout to the terrace, overlooking the ravine. A large media/entertainment area with a walkout, a laundry/furnace room, and a stylish 3-piece bath completes this exceptional level.

TWO-STOREY FOYER (12'10" X 12'8")

- Upgraded entry door with a frosted glass and iron insert and a matching sidelight
- High gloss oversized floor tiles
- Custom wood feature wall and trims
- Impressive, solid oak staircase with extensively upgraded pickets with metal detail
- Exquisite chandelier
- Second-floor skylight
- Inside entry to the 20'10" x 20'5" attached double garage is located off the family room



MAIN LEVEL



LIVING ROOM (18'10" X 12'10")

- Half-walls with oak accents and fluted columns open to the foyer
- Upgraded wide-plank hardwood floor installed on the diagonal
- Elegant crown mouldings
- Several pot lights
- Oversized window with custom draperies overlooking the front gardens



DINING ROOM (12'5" X 10'6")

- Upgraded wide-plank hardwood floor installed on the diagonal
- Elegant crown mouldings
- Pot lights
- Modern chandelier

BRIGHT KITCHEN



KITCHEN (21'4" X 12'5")

- Expansive dark-stained custom cabinetry
- Upper cabinets with crown mouldings and valance lighting
- Illuminated china cabinets
- Numerous drawers, including pot drawers
- Framed wall opening to the dining room with pot lights and wine glass storage
- Oversized island with a breakfast bar
- Stone counters and a complementing marble subway tile backsplash
- Numerous pot lights
- Decorative fluted columns to the breakfast room
- Oversized high-gloss floor tiles
- Stainless steel appliances, including a French door fridge with a bottom freezer drawer, built-in double ovens, built-in beverage/wine fridge, built-in dishwasher, a glass cooktop, and an upgraded stainless steel downdraft range hood fan with a glass canopy





BREAKFAST ROOM (13'5" X 10'8")

- Upgraded wide-plank hardwood floor installed on the diagonal
- Elegant crown mouldings
- Extensive pot lighting
- Massive windows with designer draperies, and ravine and pool views
- Sliding glass doors to the upper deck with a staircase accessing the lower covered terrace





FAMILY ROOM (17'0" X 10'8")

- Upgraded wide-plank hardwood floor installed on the diagonal
- Elegant crown mouldings
- Oversized bay-style window with custom draperies
- Stone feature wall with a fireplace
- Several pot lights



BATHROOM (2-PIECE)

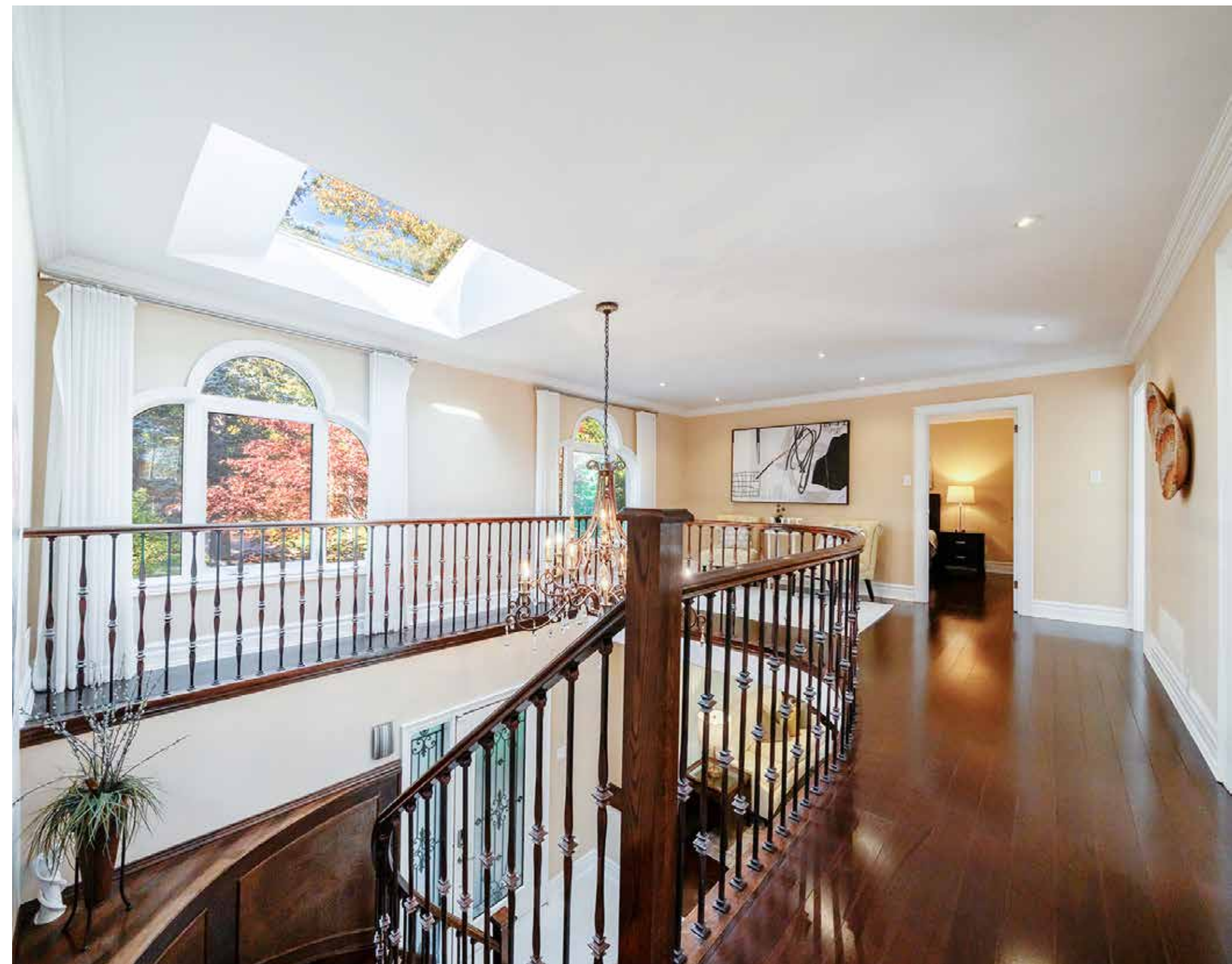
- Floating dark-finished cabinetry with oversized drawers
- One-piece moulded vanity with an integrated sink
- Crown mouldings
- Pot lights
- Upgraded high-gloss, oversized floor tiles

SECOND LEVEL



SITTING ROOM (21'7" X 15'3")

- Upgraded wide-plank hardwood floor
- Two large Palladian-style windows with custom draperies
- Pot lights
- Elegant crown mouldings
- Skylight over the staircase



SECOND LEVEL



PRIMARY BEDROOM (16'1" X 12'9")

- Upgraded wide-plank hardwood floor installed on the diagonal
- Palladian-style window with custom draperies
- Elegant crown mouldings
- Walk-in closet

ENSUITE BATHROOM (5-PIECE)

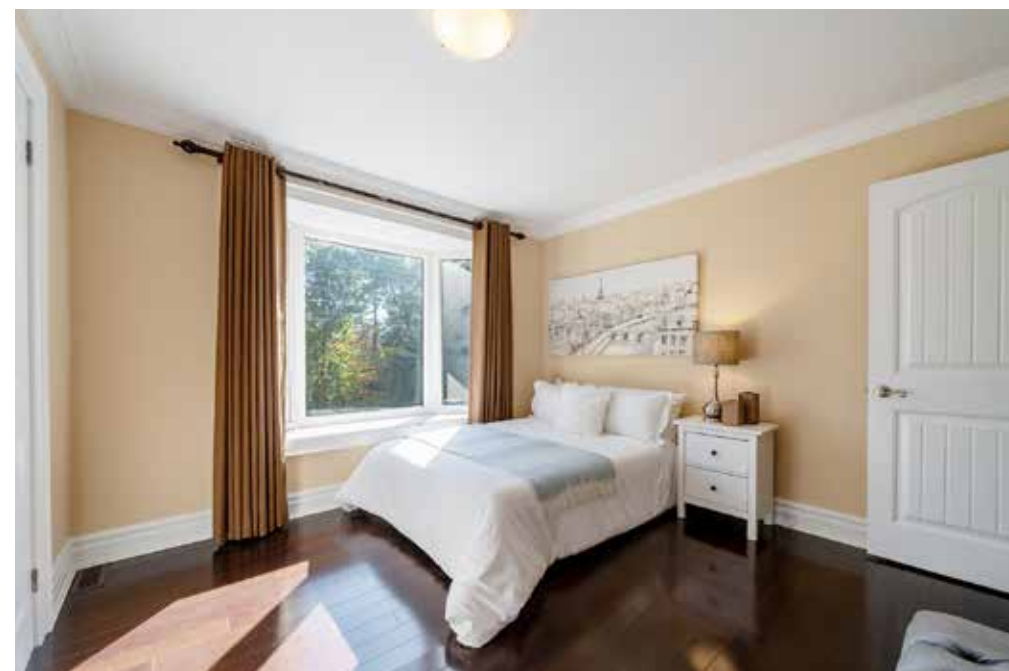
- Ample dark-stained cabinetry with drawers and glass doors
- Quartz counter with two under-mount sinks with widespread faucets
- Upgraded, high-gloss oversized floor tiles
- Large bay window with custom blinds
- Sleek freestanding claw-foot soaker tub with a floor-mounted faucet with spray wand
- Separate shower with high-gloss tile surround, recessed shampoo niche, and frameless glass enclosure





BEDROOM 2 (11'2" X 10'2")
BEDROOM 3 (11'3" X 11'2")
BEDROOM 4 (12'10" X 10'1")

- Three additional bedrooms on the second-floor feature crown mouldings, upgraded wide-plank hardwood floors, large windows with designer draperies and ample closet space.



BATHROOM (3-PIECE)

- The renovated main bathroom features elegant crown mouldings, beautiful dark-stained cabinetry with a quartz counter, stone-look floor tiles and an oversized shower with a built-in bench seat and a glass enclosure.

LOWER LEVEL



RECREATION ROOM (30'2" X 23'6")

- Impressive boxed coffered ceiling with crown mouldings
- Pot lights
- Built-in custom cabinetry
- Fireplace with a stone surround and arched opening
- Two extra-large windows
- Walkout to the covered terrace
- Neutral broadloom

MEDIA/REC ROOM (21'3" X 12'10")

- Tray-style ceiling with pot lights and perimeter lighting
- Neutral broadloom
- Sliding glass doors to the covered terrace

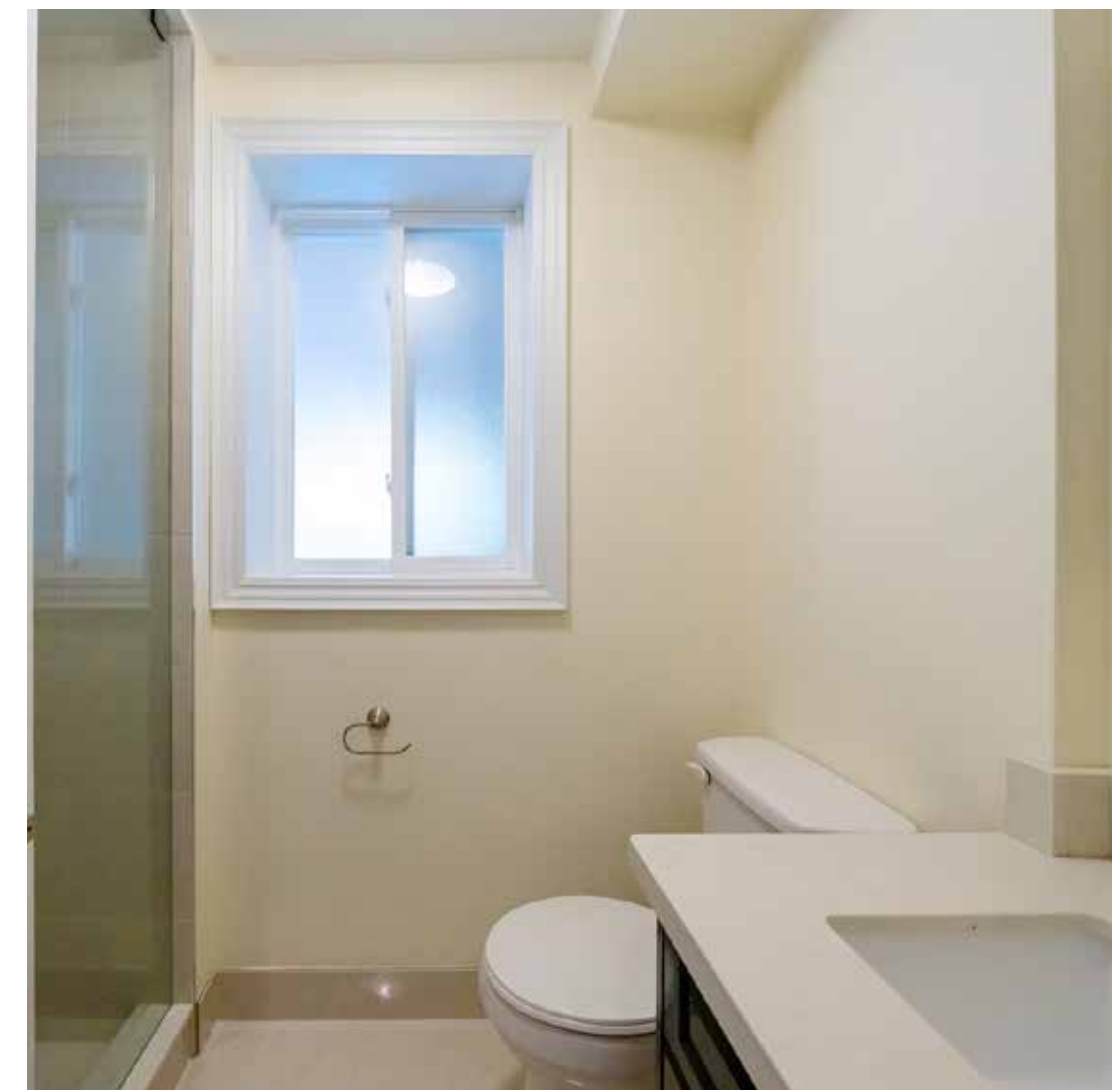


BATHROOM (3-PIECE)

- Beautiful dark-stained cabinetry
- Quartz counter with an under-mount sink and widespread faucet
- Upgraded stone-look floor tiles
- Shower with neutral tile surround, a recessed shampoo niche, and a frameless glass enclosure
- Window with privacy glass

LAUNDRY/FURNACE ROOM (12'3" X 10'10")

- Stone-look floor tiles
- Moulded acrylic washtub
- Large window
- Samsung front-loading washer and dryer



SCHOOLS

Elementary

Springfield – Regular Track/FI – PK – GR06

Homelands – FI – GR07 - 08

Woodlands SR – Regular Track – GR07 – 08

St. Gerard CES – English Track – PK – GR08

Secondary

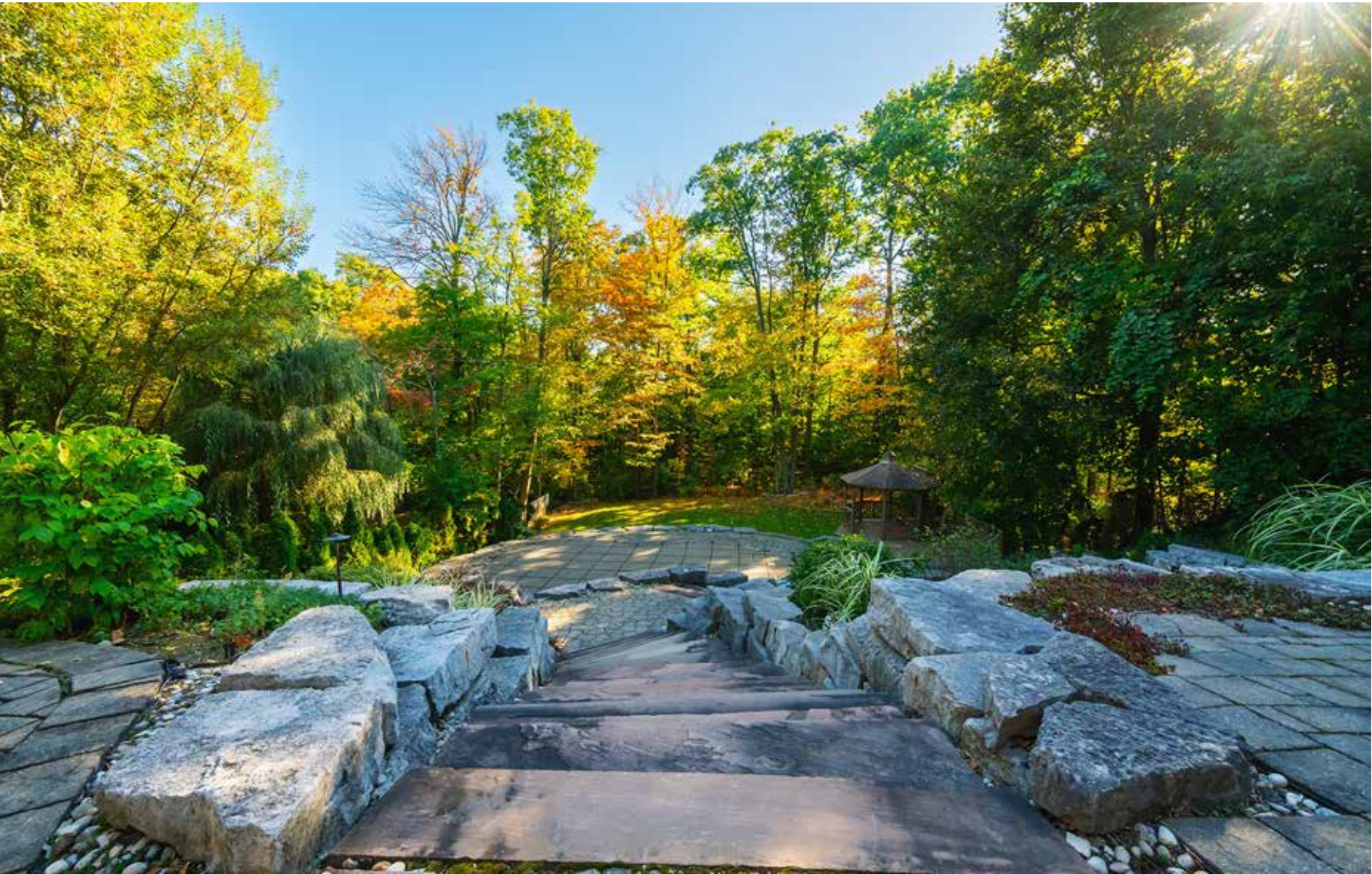
Woodlands SS – Regular Track – GR09 – 12

Clarkson SS – FI – GR09 - 12

St. Martin CSS – English Track/FI – GR09 – 12

Philip Pocock CSS – ExF – GR09 – 12

Please contact the appropriate school board to confirm the designated schools for your address.



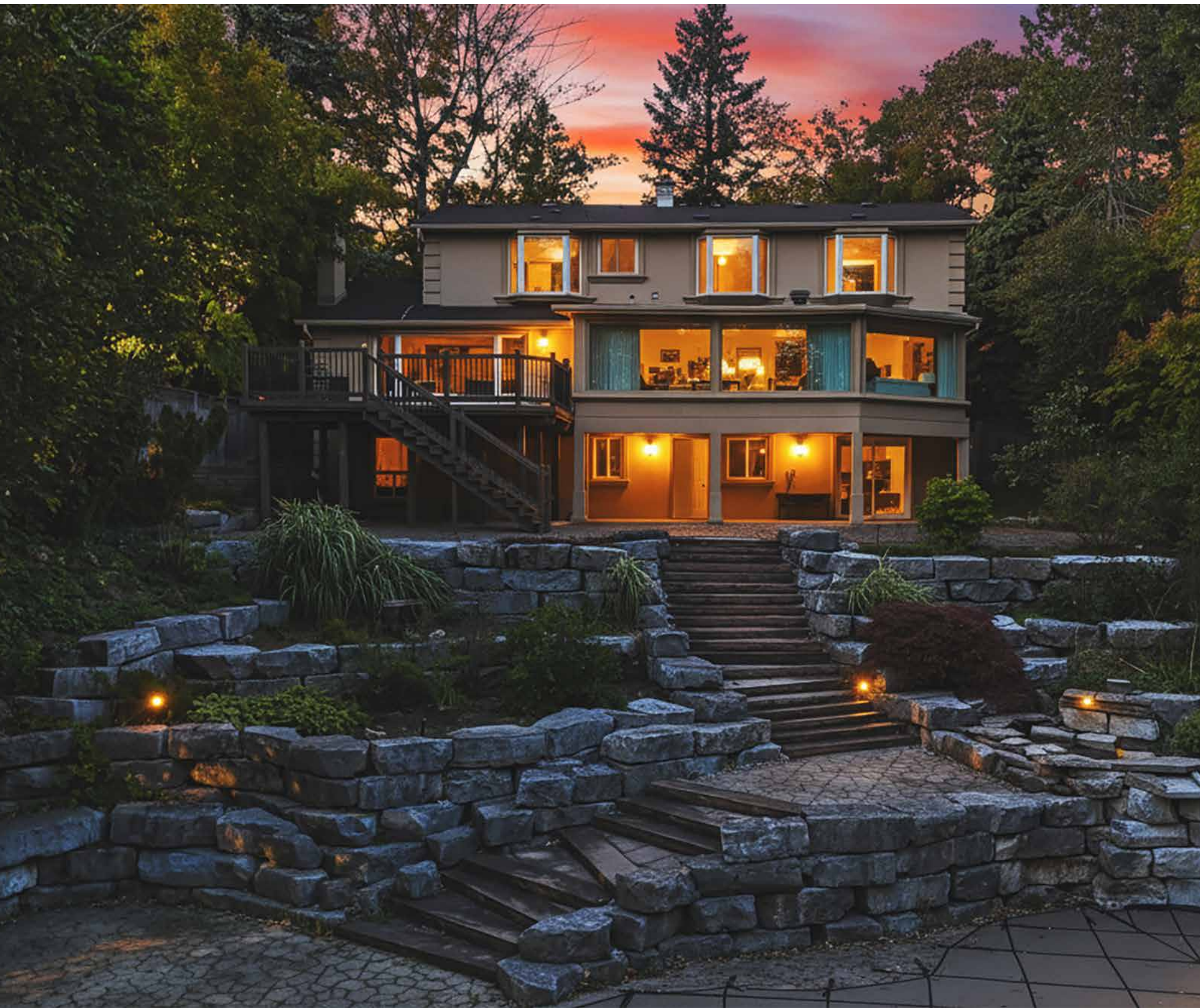
Taxes: \$17,937 (2025)

Lot Size: 75 x 229.98 Feet

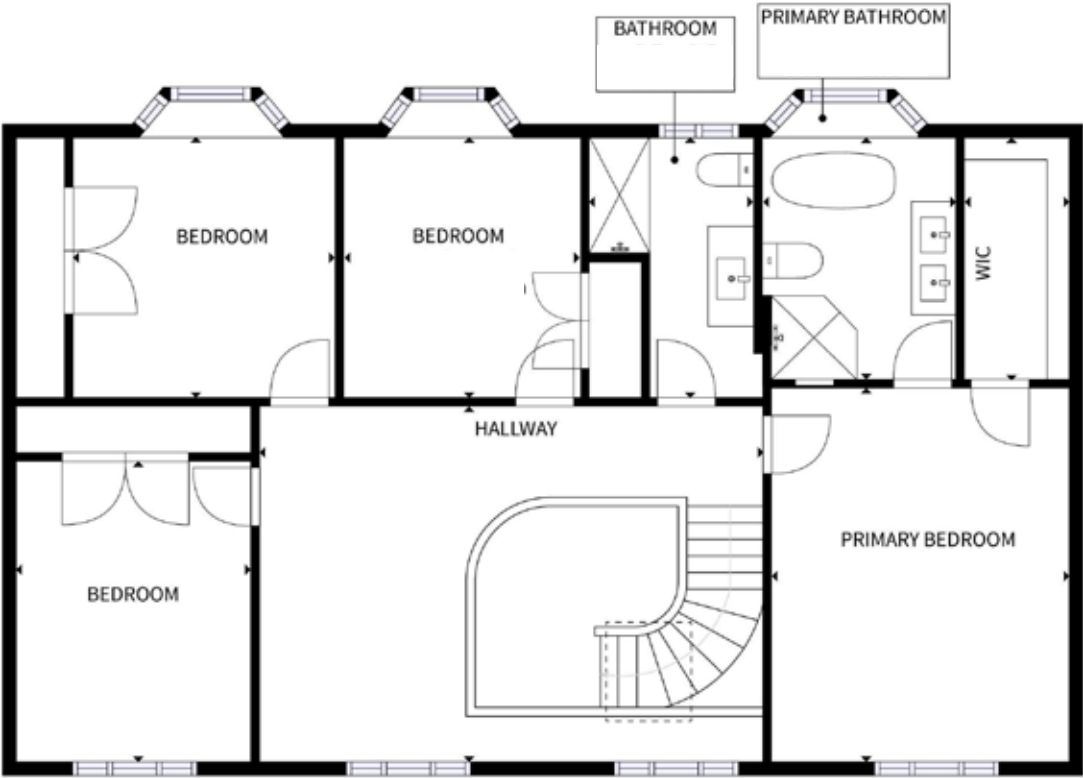
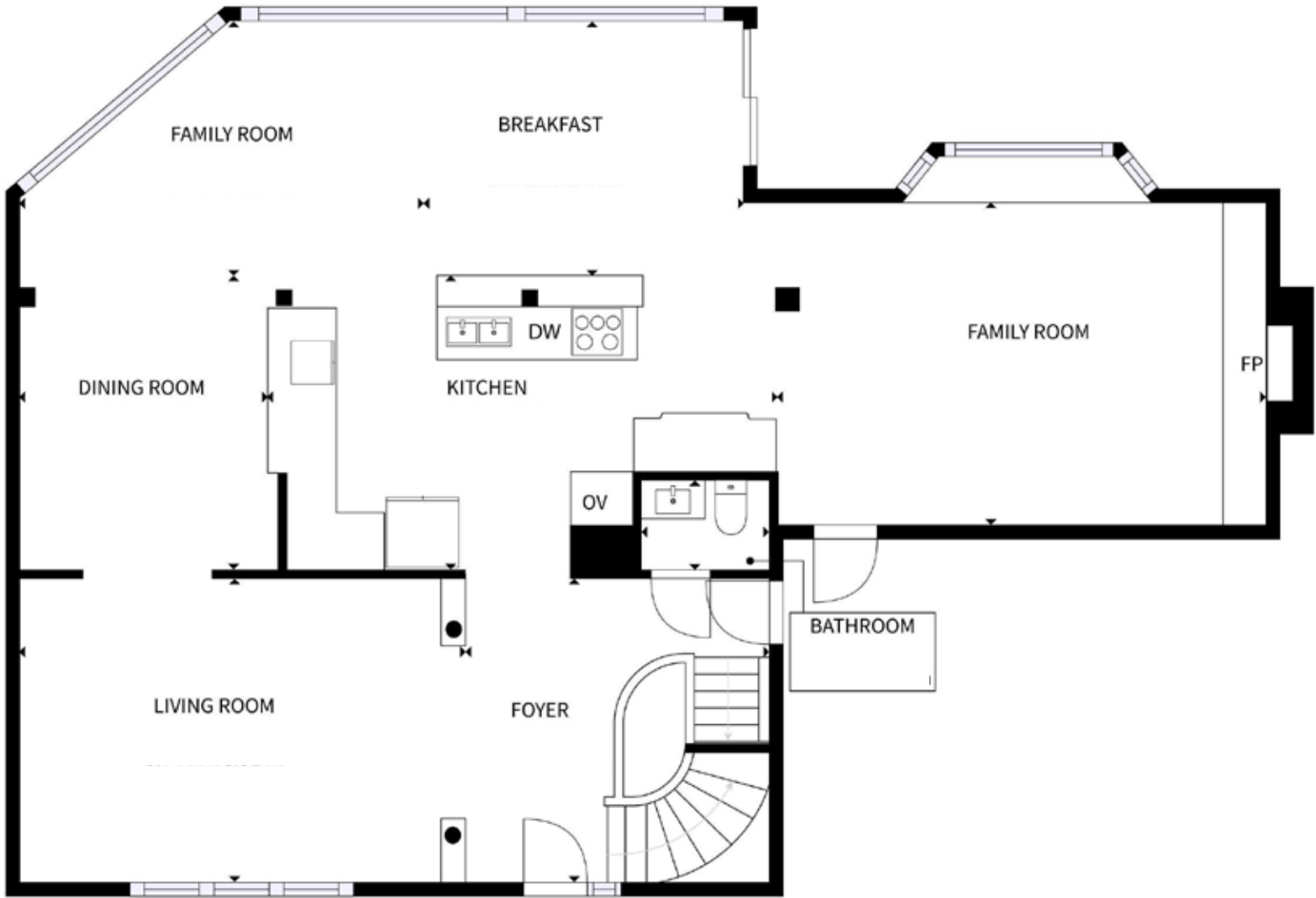
Inclusions: Fridge, cooktop, wall oven and microwave, built-in dishwasher, beverage fridge, washer, dryer, all window coverings, all electric light fixtures, garage door openers, pool equipment

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.