

PROPERTY HIGHLIGHTS

1662 BRAMSEY DRIVE MISSISSAUGA, ON, L5J 2H6

Lot Size: 0.549 acre, pie shaped

58.92ft x 138.22ft x 133.88ft x 127.41ft x 149.3ft

Square Footage: 2,079 sqft + 1,104 sqft

Main level - 1,111 sqft + 199 sqft (Breezeway) + 568 sqft (Garage)

Second level - 968 sqft

Lower level - 1,104 sqft

Taxes: \$12,323.65 (2025)

Lt 11, PL574; S/T TT117048

Property Overview

Lorne Park

Built in 1960

4 Bedrooms

2.5 Bathrooms

2-piece Powder Room on the main level

4-piece Bathroom on the second level

3-piece Primary Ensuite on the second level

Double car garage with inside entry, 22.5 ft x 22.25 ft

Hardwood floors throughout

Schools: Whiteoaks Public School, Hillcrest Middle School, Lorne Park Secondary School, St Christopher Catholic Elementary School and Iona Catholic Secondary School

INTERIOR

- Kitchen
 - Renovated in 2011
 - KitchenAid and GE Profile appliances
 - Quartz counter tops and glass tile backsplash
- Family Bathroom upstairs, renovated in 2014
- Primary ensuite upstairs, new shower and fixtures in 2021
- Two fireplaces, in Living Room and Recreation Room, both are gas inserts and have switches to turn on/off, both serviced in 2024
- Laundry room in lower level, Maytag washer and dryer, with sink
- Furnace and Air Conditioner, new in 2018 (owned)
- Many built-in shelves for handy storage - garage, laundry room, utility room

EXTERIOR

- Roof shingles replaced in 2022
- Vinyl siding, soffits, fascia and eavestroughs, replaced in 2008
- Driveway resealed September 2025
- Windows. most replaced in 1993
- Mainline backwater valve installed in 2019

Rental Items

Hot water tank - replaced in 2020, monthly cost of \$25.56 + tax

Key Feature

The beautiful pie-shaped lot: mature trees, many varieties of roses, perennials, shrubs providing year-round interest. At the far end of the pie, it is approximately 210ft deep from the street to the back. Possibilities are endless!

Buyer & Buyer's Agent to confirm all details and measurements.