



GoodaleMillerTeam
CENTURY 21 MILLER REAL ESTATE LTD. BROKERAGE



686 Nautalex Court | Mississauga



ONCE IN A LIFETIME IN RATTRAY MARSH

Every so often a home comes to market that simply stands apart. One that's been genuinely cared for, thoughtfully renovated, and quietly exudes both charm and quality. Nautalex Court is just that sort of place.

Tucked away at the base of a cul-de-sac, against the backdrop of Rattray Marsh, this home offers a rare sense of privacy and calm. Surrounded by greenery with views of Lake Ontario, a large swimming pool and a generous 17,000+ sq ft lot designed for low maintenance, this is a setting that feels worlds away – yet still wonderfully connected.

Meticulously renovated from top to bottom, this sprawling bungalow offers over 4,600 sq ft of finished space, featuring an open, well-balanced layout with large principal rooms, rich on-site finished hardwood flooring, custom millwork, and carefully chosen fixtures throughout. An abundance of windows captures green views from every room and floods the home in natural light.

The upper deck is perfect for quiet mornings, while the screened-in Muskoka room on the lower level is made for those lingering summer nights. Or, come winter simply enjoy the panoramic views from your kitchen island while you warm your toes by the kitchen fireplace.

Perfect for right sizers who refuse to compromise, yet flexible enough for a range of lifestyles. With 3.3 bedrooms and a lower-level with two walkouts at grade, the space adapts effortlessly to your needs! A generous rec room with gas fireplace and wet bar is complemented by the billiards area, a cozy lower level with large windows throughout.

A wide double garage and a long drive provide ample parking for family and guests. Homes like this don't come along often. Quietly stylish, beautifully appointed and offering a lifestyle that's as relaxed as it is refined.



FOYER & DINING ROOM

DINING ROOM





KITCHEN

KITCHEN



KITCHEN FIREPLACE



OFFICE NOOK



BREAKFAST AREA



LIVING ROOM

LIVING ROOM & MUDROOM



PRIMARY BEDROOM

PRIMARY ENSUITE



OFFICE & DEN

MAIN BATHROOM



LOWER LEVEL SECOND BEDROOM & THIRD BEDROOM / GYM

LOWER LEVEL BATHROOM & LAUNDRY



RECREATION ROOM & MEDIA ROOM

WET BAR & FOURTH BEDROOM



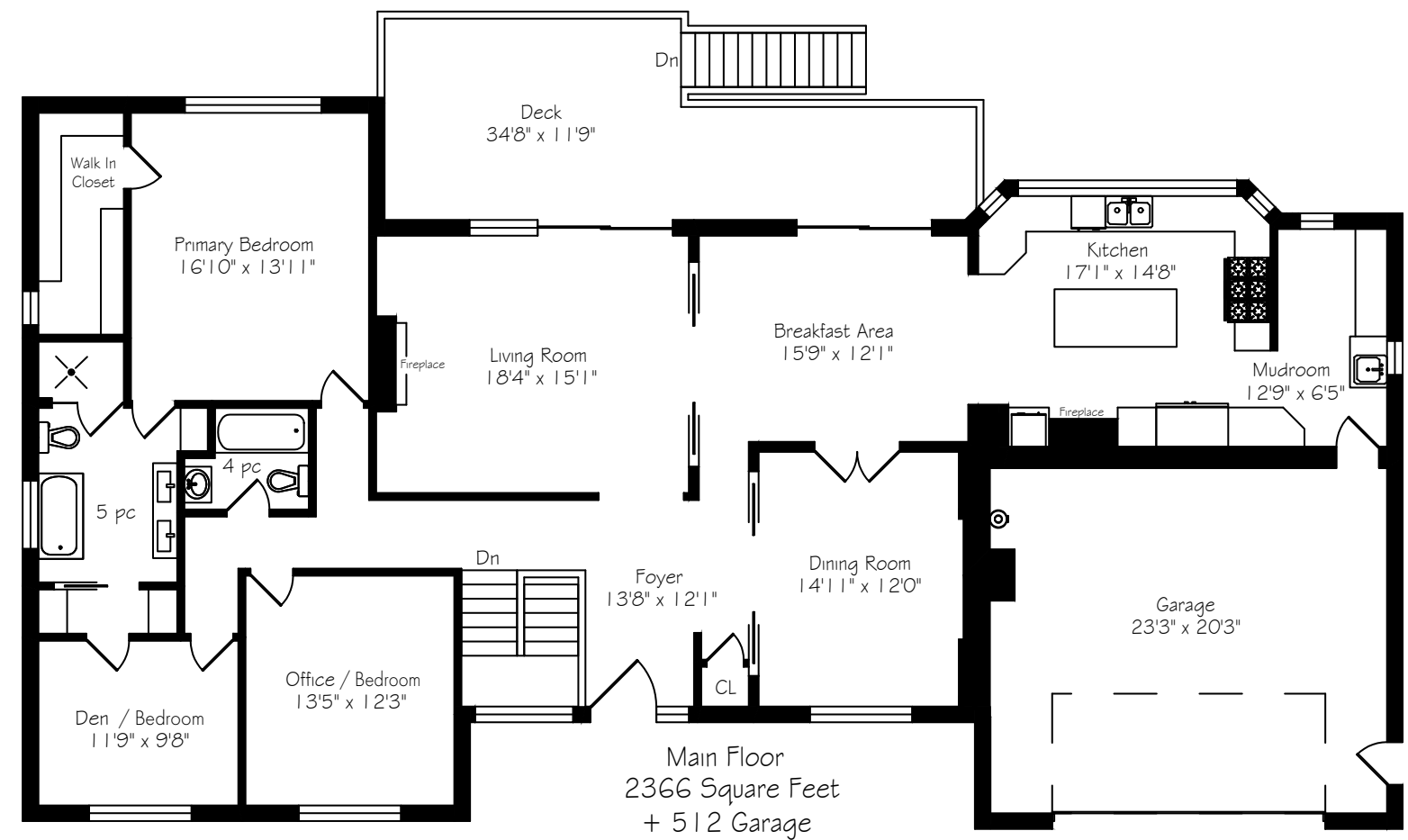


LARGE DECK

REAR YARD WITH INGROUND POOL



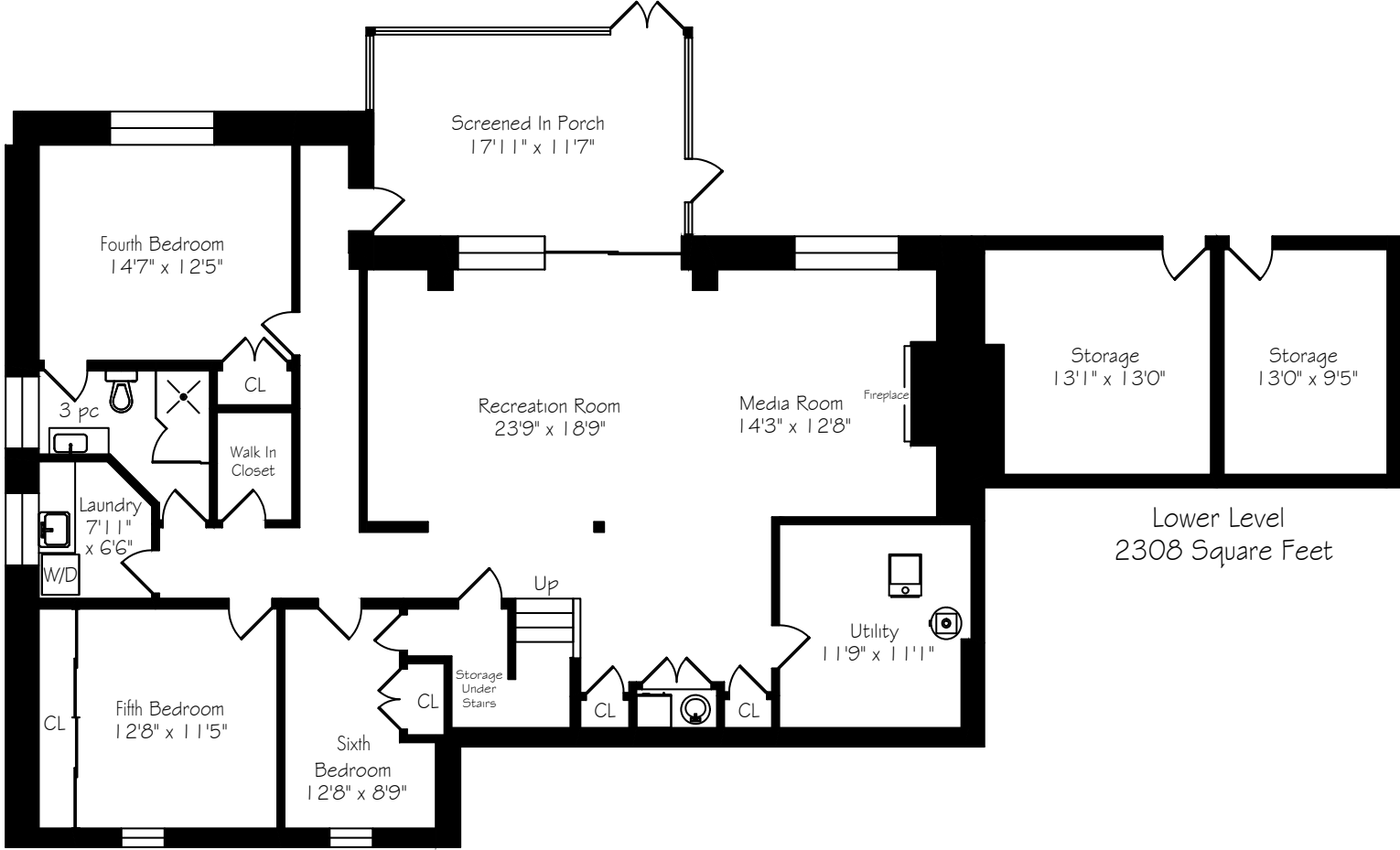
MAIN LEVEL FLOOR PLAN



SCREENED IN PORCH & AERIAL VIEW

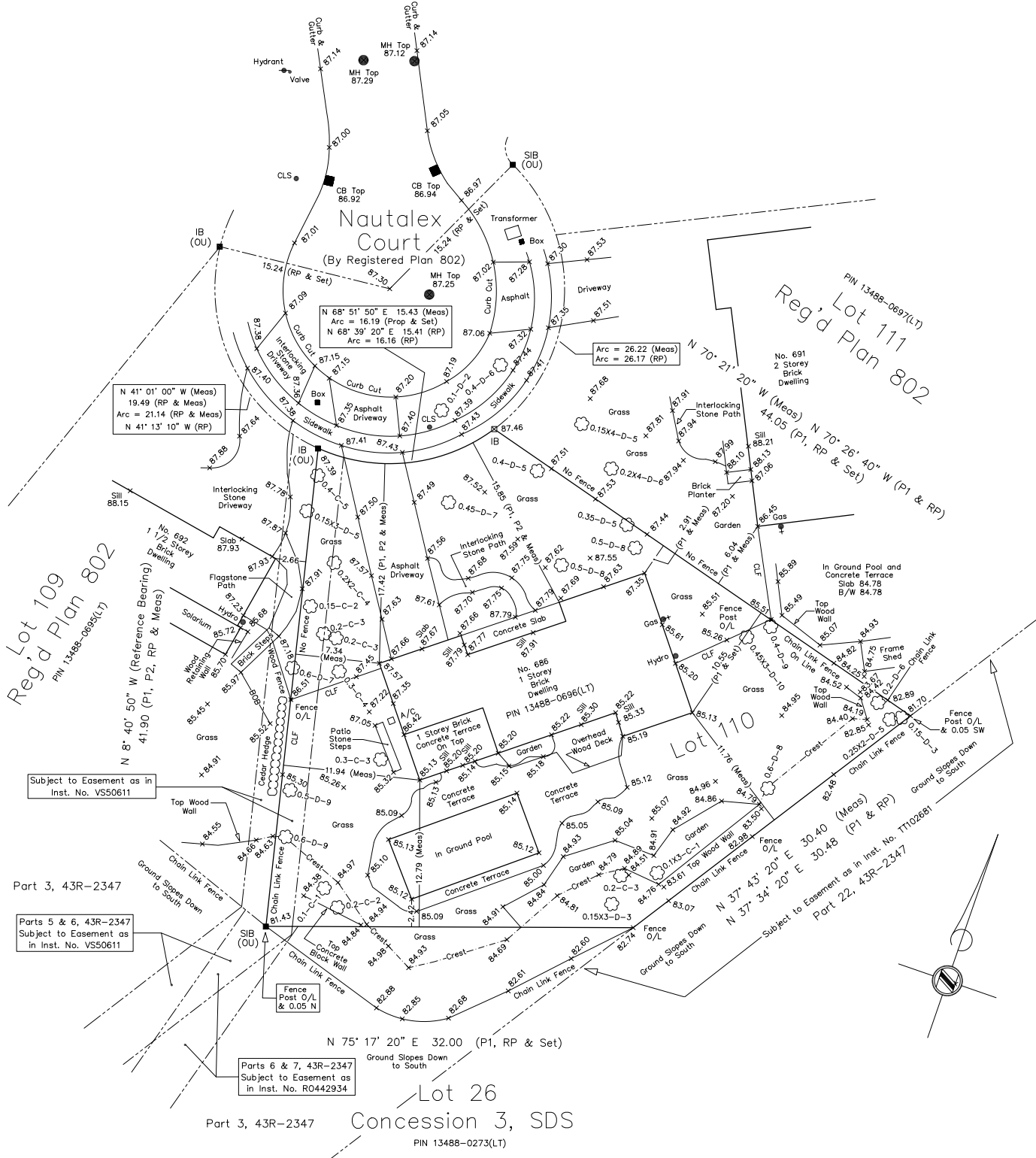
*Room sizes should be considered approximate since measurements are subject to certification.

LOWER LEVEL FLOOR PLAN



Lower Level
2308 Square Feet

SURVEY



*Room sizes should be considered approximate since measurements are subject to certification

LUXURY FEATURES

ADDITIONAL FEATURES

- Quarter-sawn, finished on-site oak hardwood floors
- Back plated, polished nickel door hardware
- Solid core doors
- Two exterior storage rooms at back of home
- Gunite, salt-water swimming pool
- Slip resistant concrete surround

ENTRY

- Front door with side light
- Inlayed slate flooring
- Mirrored entry wall
- Discreet, single front hall closet
- Glass railing

DINING ROOM

- Double pocket door entry from foyer
- Double door entry from breakfast room
- Wall paneling
- Crown moulding
- Ceiling rosette
- Sconce lighting
- Recessed feature wall with tactile wallpaper

KITCHEN

- Cream cabinetry in strie technique
- Island with seating for four
- Honed quartzite countertop
- Travertine backsplash
- Gas fireplace
- Paneled SubZero 43” French door style fridge/freezer
- Paneled Asko dishwasher
- Wolf 36” gas stove/oven
- SubZero 24” wine fridge

- GE stainless microwave
- Double stainless steel sink
- Swan style faucet with removable spray nozzle

MUDROOM

- Heated floors
- Access from garage
- Floor to ceiling storage
- Stainless steel work sink
- Slate flooring

BREAKFAST LOUNGE

- Large flexible space
- Double slider door to upper deck

FAMILY ROOM

- Coiffured ceiling
- Crown moulding
- Decorative fireplace
- Inlayed mirror above mantal
- Sliding doors to upper deck
- Full height picture window

PRIMARY BEDROOM

- Crown moulding
- Semi-flush central light fixture
- Pot lighting
- Walk-in, fitted closet

ENSUITE

- Porcelain heated floors
- Crown moulding
- Sconce lighting
- Floating walnut vanity with double undermount sinks
- Two mirrored medicine cabinets
- Freestanding bathtub
- Door to second closet

BEDROOM 2

- Crown moulding
- Closet removed
- Wiring for television
- Flushmount light fixture

BEDROOM 3

- Pot lighting
- Walk-thru closet with fittings
- Currently used as dressing room

BATHROOM

- Crown moulding
- Sconce lighting
- Custom single vanity
- Porcelain floors
- Bathtub with shower
- Seamless glass
- Shampoo niche

LOWER LEVEL

- Plush carpeting
- Slate floors at exterior thresholds
- Pool table – included
- Gas fireplace with honed porcelain surround
- Wet bar with sink and glass shelving
- Whirlpool beverage fridge

BEDROOM 4

- Currently used as office
- Double closet
- Window well

BEDROOM 5

- Currently used as gym
- Wall-to-wall mirrored closet

LUXURY FEATURES

BEDROOM 6

- Double closet
- Access to shared ensuite
- Semi-flush ceiling light fixture

SHARED ENSUITE

- Heated Terrazzo floors
- Sconce lighting
- Floating custom vanity
- Shower with seamless glass

LAUNDRY ROOM

- Stacked washer/dryer - Maytag
- Work sink
- Drying rack
- Window overlooking side yard

MUSKOKA ROOM

- Slate flooring
- Painted tongue and groove ceiling
- Wood panelled walls
- Screened single and double door exits
- Sconce lighting

EXCLUSIONS

- Dining room chandelier
- Dining room wall sconces
- Foyer hanging light
- Primary Bedroom ceiling light
- Den ceiling light
- Basement large bedroom ceiling light
- All draperies and hardware
- All TVs (3)
- Furnace room fridge
- BBQ

INCLUSIONS

- Wolf gas stove/oven
- SubZero refrigerator/freezer
- SubZero wine fridge
- Asko dishwasher
- Microwave
- Washer & dryer
- Basement bar fridge
- Pool equipment: heater, filter, salt system, winter cover - all as is
- Central Vac
- Pool table
- All light fixtures except as noted

*Notwithstanding any items identified as features or inclusions or exclusions in this brochure, only those items identified as inclusions in the Agreement of Purchase and sale will be deemed an inclusion.



LISTING INFORMATION
686 NAUTALEX COURT, MISSISSAUGA

Possession: To be arranged
Lot Size: 53.04' x 144.48' x 205' x 137.64'
Square Footage: 2,366 sq ft above grade
Total Square Footage: 4,674 sq ft
Deposit: 5%
Taxes: \$12,633.82 / 2025
Legal Description: LT 110 PL 802 TORONTO;
S/T VS50611 MISSISSAUGA
Listing Agents: Brad Miller, Kieran McCourt
& Bronwen Cockcroft



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#1 Team in Canada for Century 21 for 21 consecutive years