



GoodaleMillerTeam
CENTURY 21 MILLER REAL ESTATE LTD. BROKERAGE



1369 Wilson Avenue | Mississauga



LOCATED IN A POSITION OF PRIVILEGE WITH TIMELESS ELEGANCE

A masterpiece custom home built for high-end living, 1369 Wilson Avenue is also brilliantly located within walking distance to Port Credit Go, downtown Port Credit, and up and coming LRT. 15-minute drive to Toronto and major airports. It is also near top rated schools, and just minutes to the lake; indeed, true luxury should include your property's surroundings.

Enjoy the over 5,300 square feet of living space and a 150' deep private lot, in this exquisitely designed open concept layout with impressive sprawling interiors that feature extensive wainscoting and millwork, magnificent cathedral and coffered ceilings, heated marble floors, and expansive windows that allow natural light to fill all the rooms.

The spacious 4+1 bedrooms and 4.1 baths boasts a primary with a 6-piece ensuite and splendid double walk-in closets with custom organizers. The rest sanctum you deserve.

Your culinary realm features sensational touches by Marana Kitchen & Home Design including custom cabinetry, refined appliances, and granite countertops complemented by a marble backsplash.

The carefully landscaped backyard is sublime with its recent extensive renovations featuring exceptional stonework, curated gardens, and a sprinkler system for the back and front. With its covered deck, this is a wonderful space for private leisure or to host sensational get-togethers with loved ones.

Designed and constructed meticulously, this is a uniquely located home that is rarely on the market. A haven for the discerning sophisticate who appreciates the value of priceless family moments in a timeless home.



FOYER

LIVING ROOM



DINING ROOM

DINING ROOM / SERVERY

GOURMET EAT-IN KITCHEN WITH HIGH END APPLIANCES





KITCHEN

BREAKFAST AREA



FAMILY ROOM

MUDROOM & POWDER ROOM



PRIMARY BEDROOM



PRIMARY ENSUITE



SECOND BEDROOM

THIRD BEDROOM & SHARED ENSUITE



FOURTH BEDROOM & ENSUITE



LOWER LEVEL LANDING

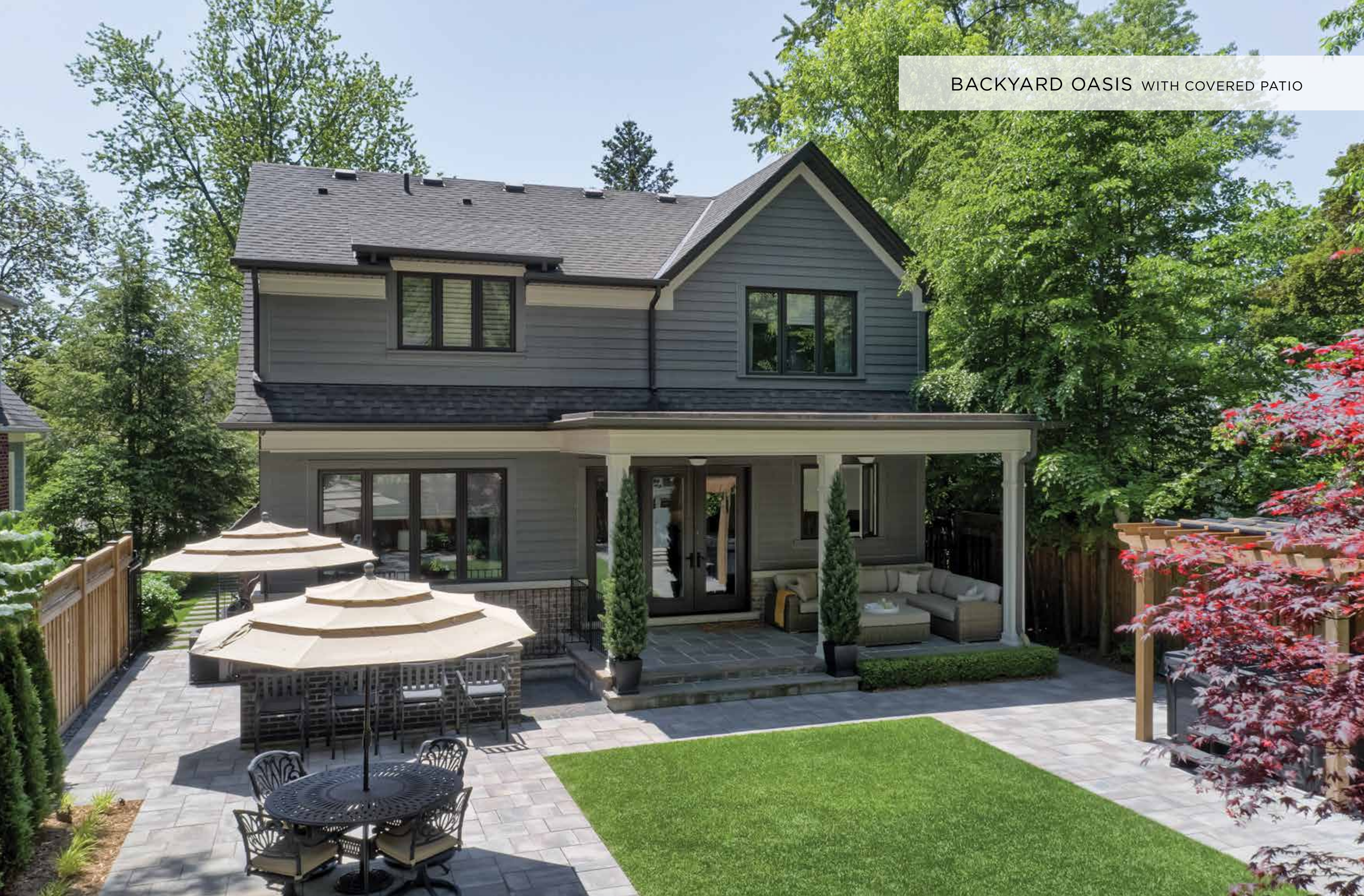




OFFICE/FIFTH BEDROOM & GAMES ROOM

WET BAR & REC ROOM

BACKYARD OASIS WITH COVERED PATIO



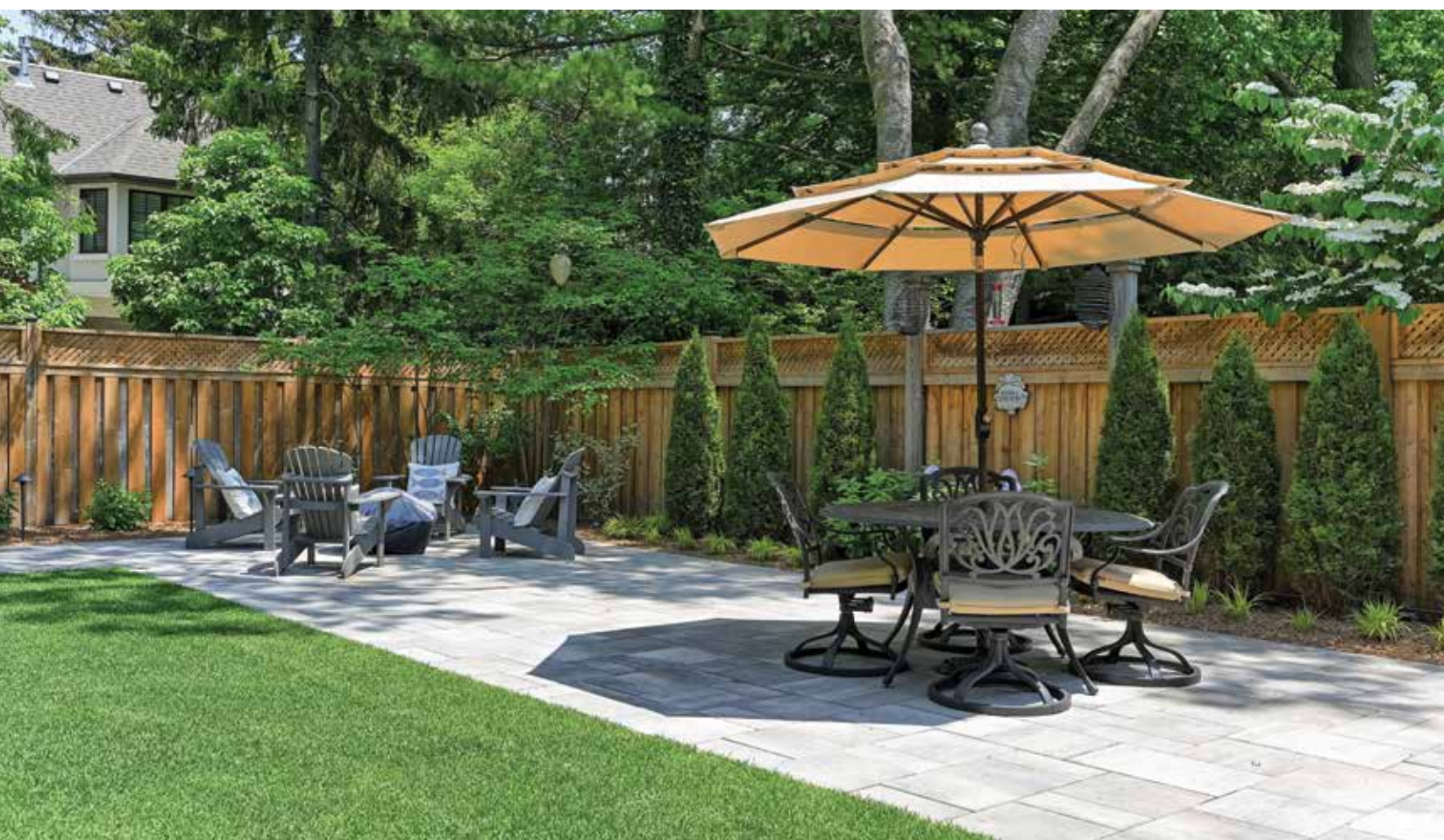


COVERED PATIO



OUTDOOR KITCHEN

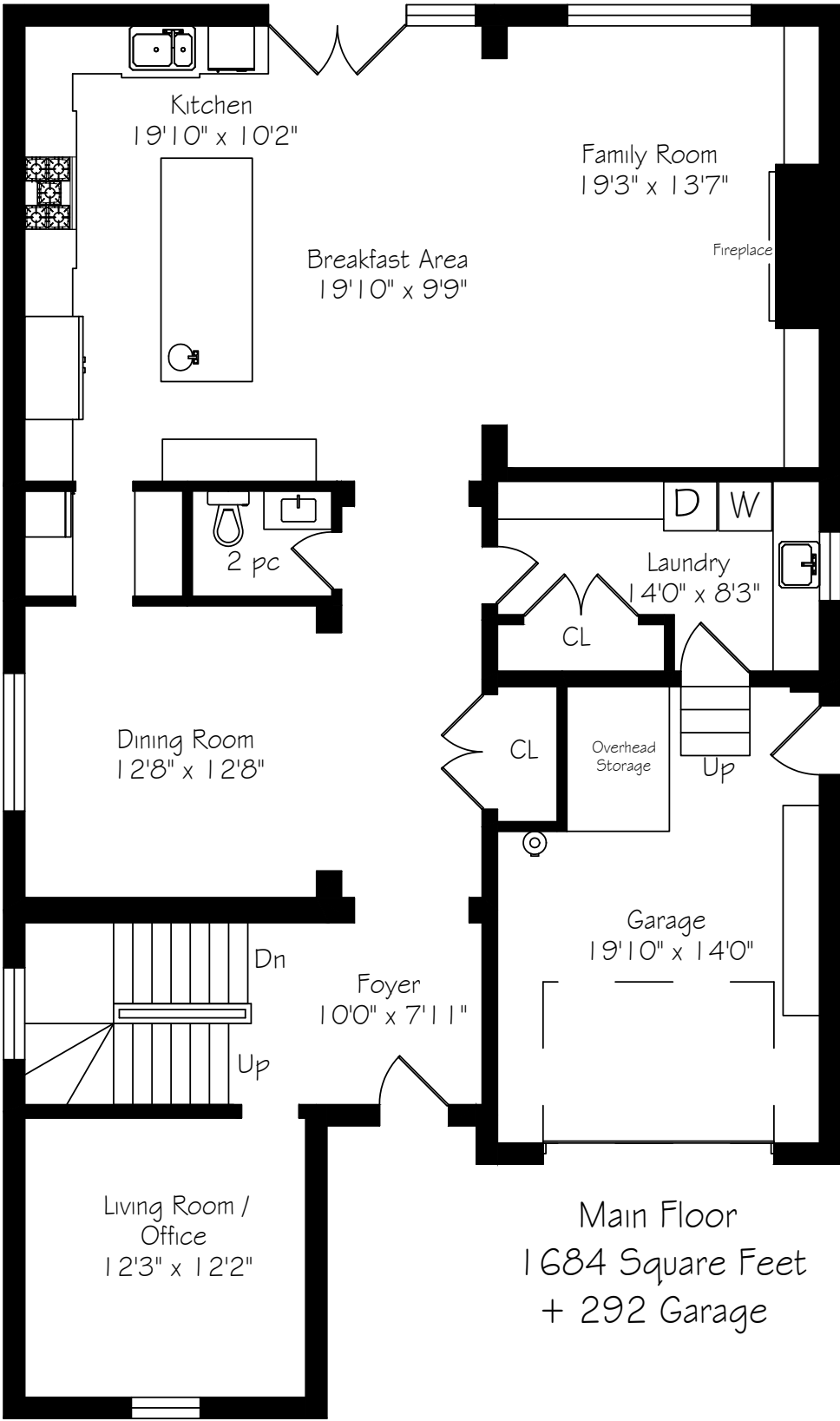




LARGE PATIO AREA

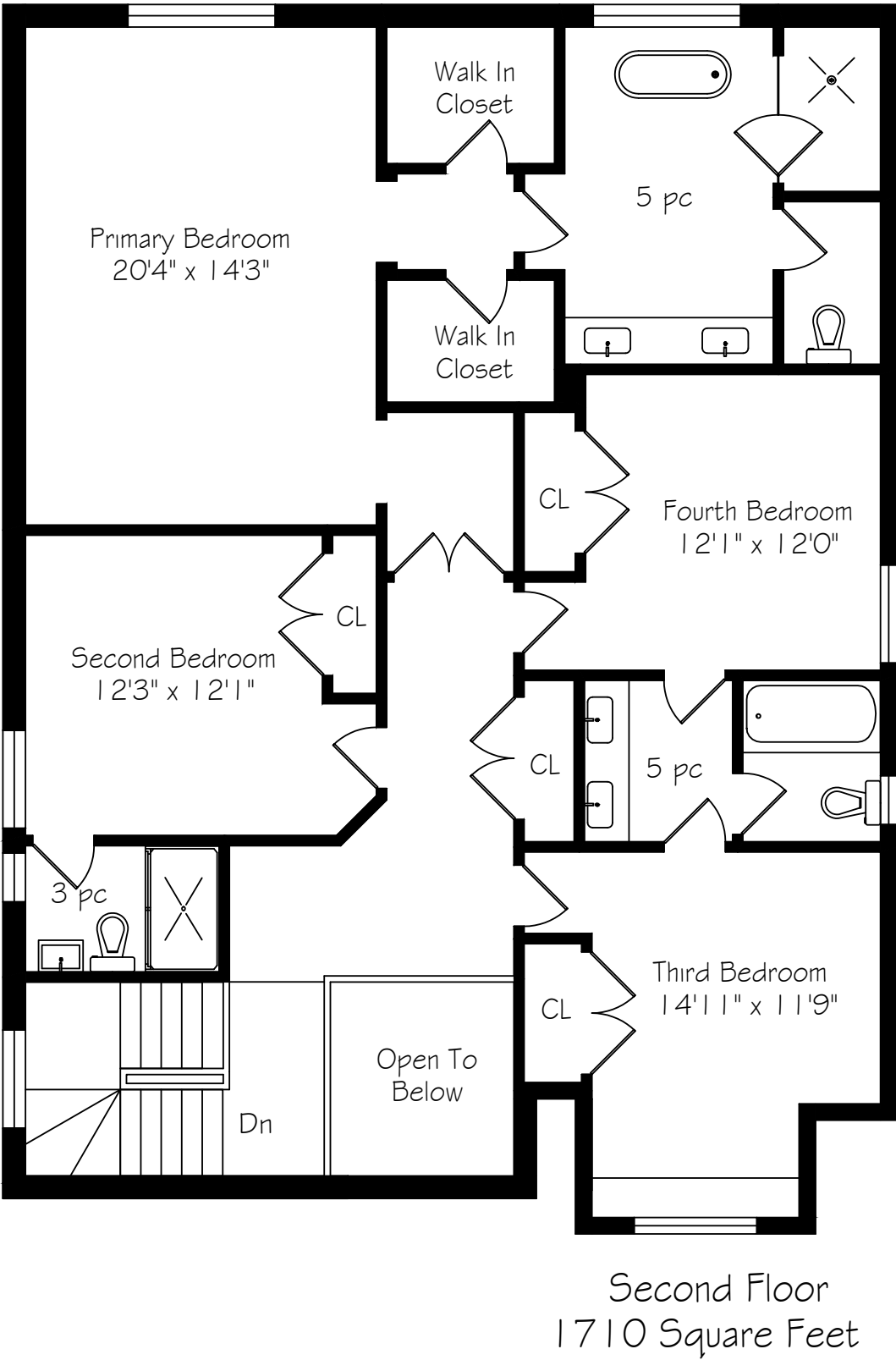
REAR YARD, HOT TUB & GARDEN SHED

MAIN LEVEL FLOOR PLAN



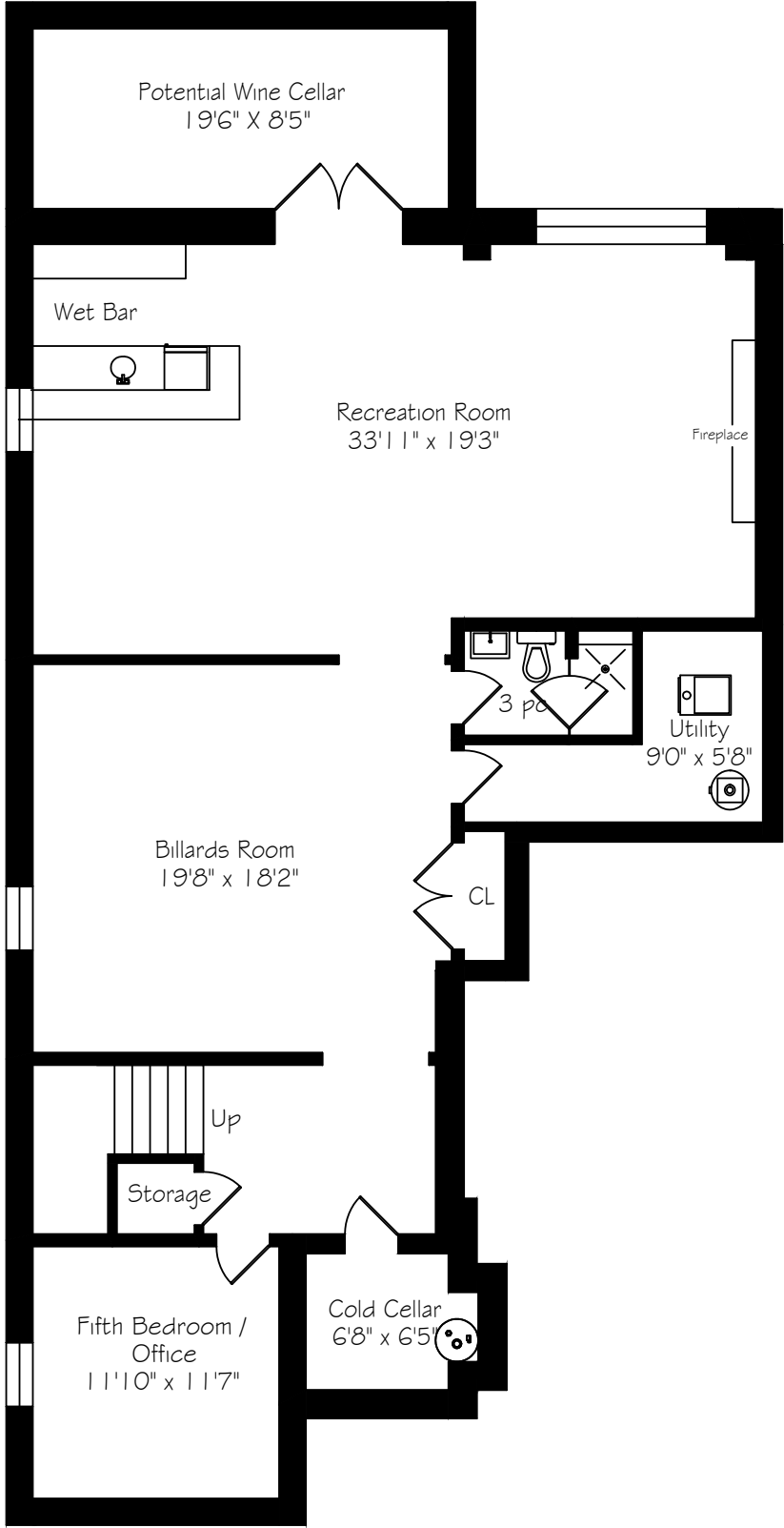
*Room sizes should be considered approximate since measurements are subject to certification.

SECOND LEVEL FLOOR PLAN



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LOWER LEVEL FLOOR PLAN



Lower Level
1975 Square Feet



LUXURY FEATURES

- MAIN LEVEL -

FOYER

- Custom solid mahogany front door with side lights
- Light-filled two-storey foyer open to upper level
- Marble flooring
- Extensive custom millwork
- Coffered ceiling with crown moulding
- Chandelier and pot lights

LIVING ROOM / OFFICE

- Cathedral ceiling with chandelier and pot lights
- Ceiling speakers
- 8.5" poplar baseboards and 4" casings
- On-site finished hardwood flooring
- Custom window covering

DINING ROOM

- Waffle ceiling with crown moulding
- Chandelier and pot lights
- Built-in ceiling speakers
- Custom wainscotting
- On-site finished hardwood flooring
- Custom window covering
- 8.5" poplar baseboards and 4" casings

BUTLER'S PANTRY

- Custom built-in cabinetry with under cabinet and display cabinet lighting
- Avantgarde wine fridge
- Granite countertop and marble backsplash
- Built-in pantry with pull-out shelves
- Pass through between kitchen and dining room

KITCHEN

- 10ft ceiling with crown moulding
- Ceiling speakers
- Custom built-in cabinetry by "Marana" with under cabinet and display cabinet lighting
- Granite countertop and marble backsplash
- Bertazzoni stove
- Large centre island with stainless steel sink, granite countertop and seating for four people
- Built-in kick vac feature
- Modern light features
- Built-in Sharp Pro Insight microwave
- Built-in Sub-Zero stainless steel fridge with water and ice dispenser
- Built-in Miele dishwasher
- On-site finished hardwood flooring
- Telephone desk with granite counter and display cabinet

FAMILY ROOM

- 10ft ceiling with ceiling speakers
- On-site finished hardwood flooring
- Custom built-in wall unit with custom cut vents for audio/video equipment
- Continental gas fireplace with custom mantle
- On-site finished hardwood flooring
- Crown moulding and extensive millwork with chandelier
- 8.5" poplar baseboards and 4" casings

POWDER ROOM

- Marble flooring
- Custom crafted vanity with marble countertop
- Crown moulding
- Wall sconce light fixture and chandelier
- Toto toilet
- In floor heating with own thermostat
- 8.5" poplar baseboards and 4" casings

MUDROOM

- Travertine flooring
- Granite countertop and "Grohe" faucet
- Inside access door to garage
- Large closet with custom organizers
- Built-in bench with cubbies, wall mounted cabinetry and drawers
- LG washer and dryer
- Upgraded light fixture and kick vac feature
- Alarm keypad
- 8.5" poplar baseboards and 4" casings

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The information contained in this feature brochure is based on casual observation and the knowledge of the vendors. This information is believed to be factual; however, it is not warranted and should be independently verified. Items listed in this brochure may not be included in an Agreement of Purchase and Sale unless specifically listed as an inclusion in the chattels section of an Agreement of Purchase and Sale.



LUXURY FEATURES

- UPPER LEVEL -

HALL

- Crown moulding
- On-site finished hardwood flooring
- Continuous wainscotting and custom millwork
- Two chandeliers and pot lights

PRIMARY BEDROOM

- Sloped ceiling with modern light fixture
- On-site finished hardwood flooring
- 8.5” poplar baseboards and 4” casings
- His and hers walk-in closets with custom organizers
- Expansive windows overlooking backyard
- Custom designed window coverings

PRIMARY ENSUITE – SIX PIECE

- Marble flooring with in floor heating
- Large free standing tub
- Custom vanity with double sinks and marble counters and “Grohe” faucets
- Floor-to-ceiling glass walk-in shower with rain shower head and bench
- Private water room
- Custom window coverings
- Built-in kick vac feature
- Coffered smooth ceiling and crown moulding
- Two custom mirrors, modern light fixtures and pot lights

2ND BEDROOM

- Coffered 9ft ceiling with crown moulding and Chandelier
- On-site finished hardwood flooring
- Large window with custom covering
- Pot light with light fixture
- Spacious closet with built-in shelving
- 8.5” poplar baseboards and 4” casings

2ND BEDROOM ENSUITE – THREE PIECE

- Heated marble flooring
- Floor to ceiling glass walk-in shower
- Custom vanity with marble counter

3RD BEDROOM

- On-site finished hardwood flooring
- 8.5” poplar baseboards and 4” casings
- Large window with custom covering
- Window bench with built-in drawers
- Double door closet with custom organizers
- Modern light fixture

4TH BEDROOM

- On-site finished hardwood flooring
- 8.5” poplar baseboards and 4” casings
- 9ft coffered ceiling with crown moulding
- Large window with custom covering
- Modern light fixture
- Spacious closet with custom organizers

MAIN BATHROOM – FIVE PIECE

- Heated porcelain flooring
- Custom vanity with Caesar stone vanity top and his/hers rectangular sinks
- Custom mirrors
- Riobel faucets
- Soaker tub with separate handheld shower head

- LOWER LEVEL -

REC ROOM

- Built-in gas fireplace
- Pot lights and smooth ceiling
- Extra large window with custom winder covering
- Wet bar with granite counter, built-in cabinetry, stainless steel sink with Uberhaus faucet; Danby built-in bar fridge and travertine flooring

5TH BEDROOM / OFFICE

- Large window custom window covering
- Smooth ceiling with pot lights

BATHROOM – THREE PIECE

- Large heated tile flooring
- Floor to ceiling glass walk-in shower with bench
- Custom vanity and mirror
- Pot lights



LUXURY FEATURES

EXTRA FEATURES:

- Freshly painted inside and outside
- Brand new large custom shed
- Extensive interlocking and fully landscaped
- Built-in outdoor kitchen
- Custom finished garage by Garage Living
- Full sprinkler system covering front and back
- Exterior lighting
- Full security system monitored
- Garburator in the kitchen sink

INCLUSIONS:

- Sub-Zero stainless steel refrigerator
- Sharp Pro Insight microwave
- Miele dishwasher
- Bertazzoni stove and oven
- Built-in venthood
- Avantgarde wine fridge
- Bar fridge in the basement
- LG washer and dryer
- All the electric light fixtures except the one in the dining room and primary bedroom
- All the window coverings except the curtain and rod in primary bedroom
- All the bath mirrors
- Garage door opener and remote
- Custom built shed in the backyard
- Hot water heater owned

EXCLUSIONS:

- Hydrotherapy hot tub negotiable
- Garage cabinets negotiable (they are not attached to the wall in garage)
- Dining room and primary bedroom light fixture
- Curtain and rod in primary bedroom

*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

1369 WILSON AVENUE, MISSISSAUGA

Possession: To be arranged

Lot Size: 50.12' x 150.22' x 50.07' x 150.21'

Square Footage: 3,394 sq ft above grade

Total Square Footage: 5,369 sq ft

Deposit: 5%

Taxes: \$16,101 / 2023

Legal Description: LT 59, PL C25

Listing Agents: Brad Miller, Kieran McCourt
& Sarah Van Rosan



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#1 Team in Canada for Century 21 for 19 years in a row