



HOME

COLLECTION

3 GODFREY'S LANE, MISSISSAUGA

INVIDIATA®
REAL BROWN ONTARIO LTD.



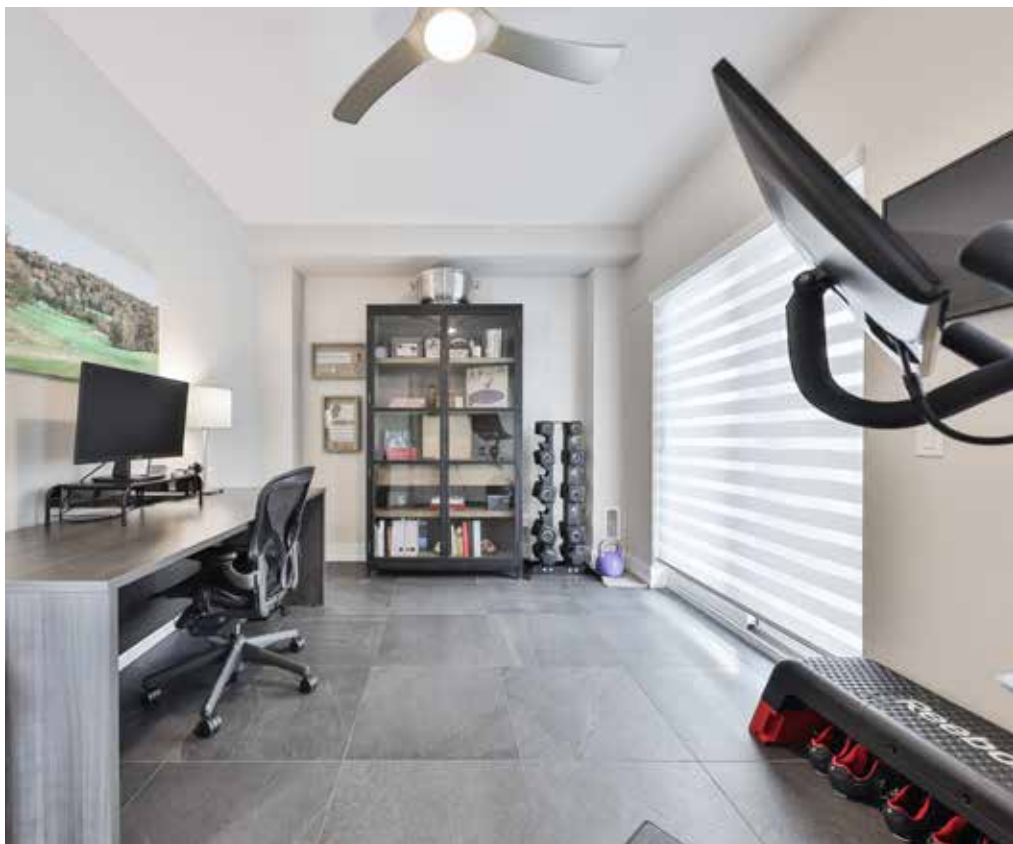
Godfrey's Lane is located on a private lane adjacent to Rhododendron Gardens which is situated on Lake Ontario. A stunning row of 18 contemporary townhomes known as Parklane. These are freehold townhomes with a common road (known as a POTL). There are low maintenance fees of \$328/month allowing for no maintenance lifestyle! This is the largest unit in the complex, with a private entrance and four outdoor patios. . There are four generous bedrooms each with their own en-suites. In this spacious and luxurious kitchen, you have prestigious Scavolini cabinets, and the appliances are Miele. The Primary bedroom has a walk-in closet and gorgeous 5 piece en-suite. There is a walk-in laundry room with a laundry sink, and extra walk-in storage replaces the rough-in for the elevator. The top level hosts a 4th bedroom, a family entertainment area which is conveniently used to access the spacious outdoor patio! The patio enjoys West facing sun and amazing views. Enjoy walking to the lakefront trails and to the exciting shops and restaurants in Port Credit!





FOYER

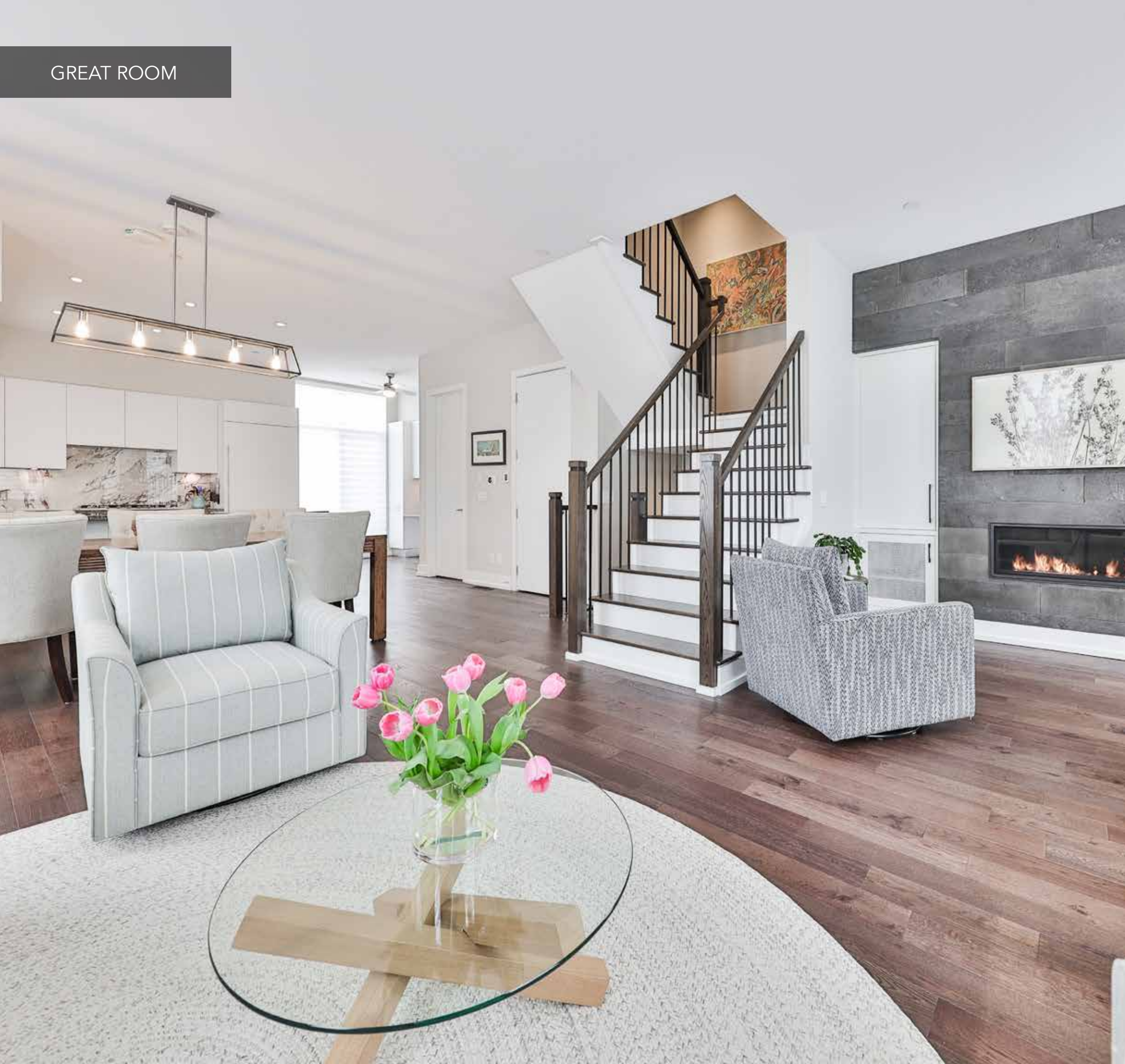
BEDROOM/OFFICE



3 PIECE BATHROOM



GREAT ROOM



A wide-angle photograph of a modern dining room. In the foreground, a dark wood dining table is surrounded by light-colored upholstered chairs. A large, rectangular, industrial-style pendant light hangs above the table. To the left, a staircase with a dark wood handrail and black metal balusters leads up. The floor is made of dark wood planks. In the background, a living area is visible through an open archway, featuring a light-colored sofa, a coffee table, and a large window with grey curtains. A mounted animal head with long horns is on the wall to the right. The overall aesthetic is contemporary and bright.

POWDER ROOM



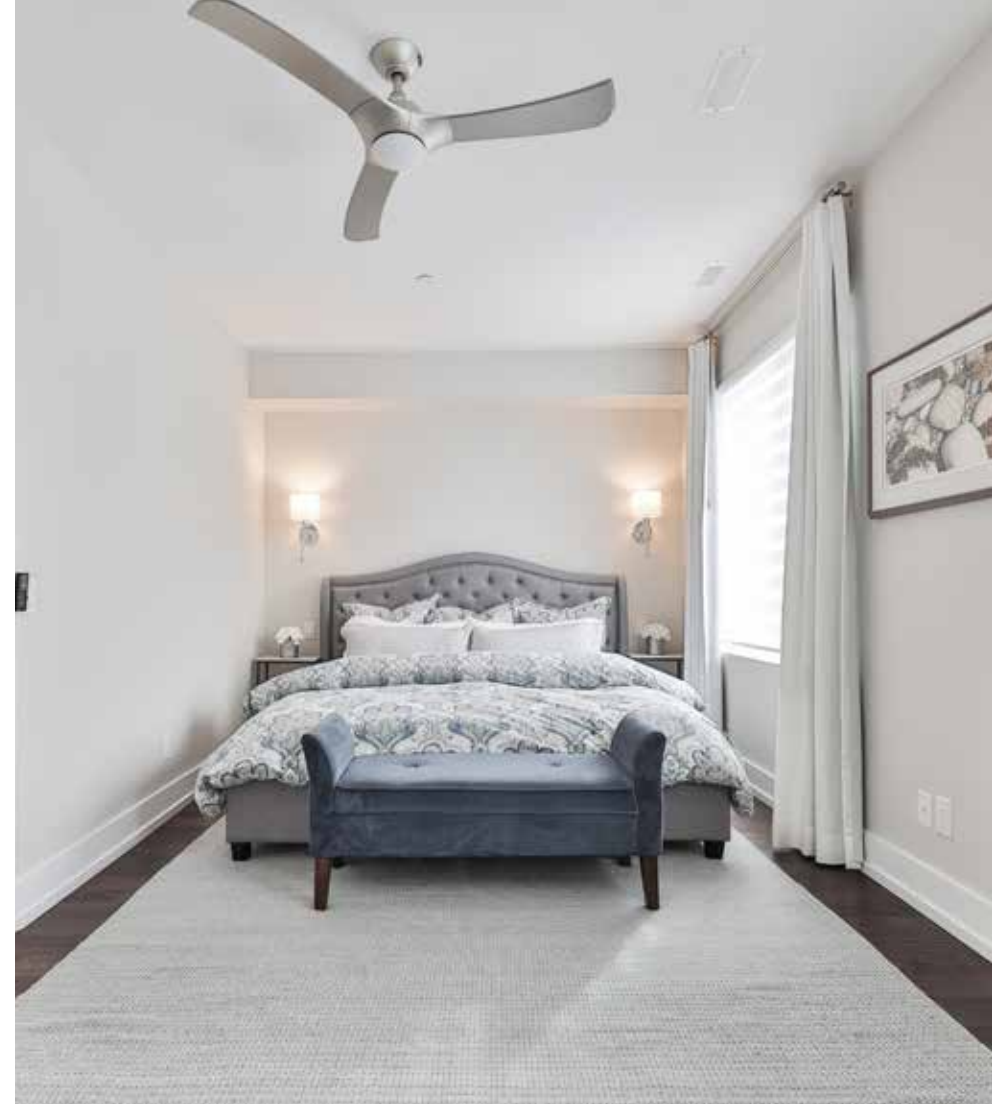
KITCHEN



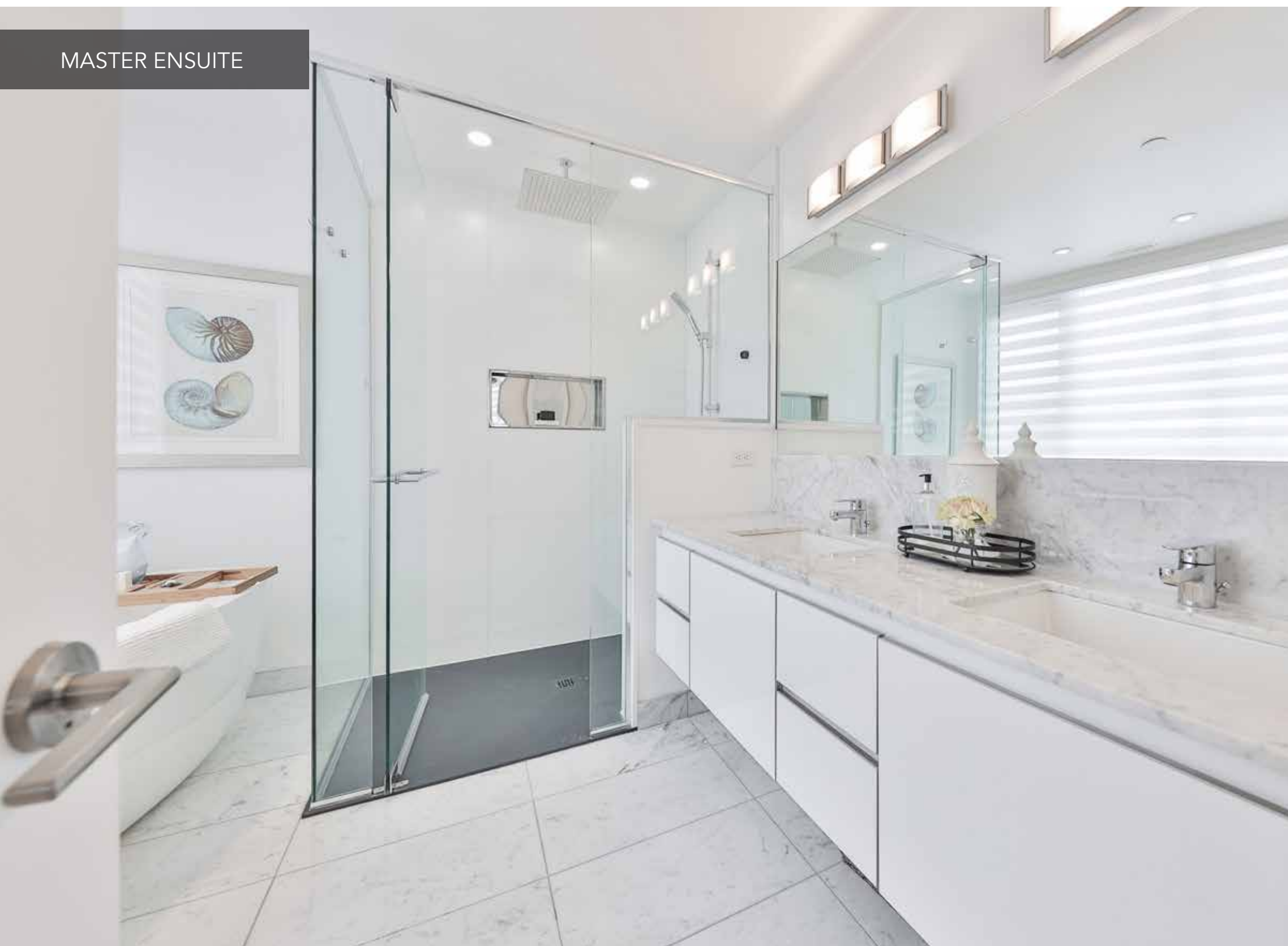
KITCHEN



MASTER RETREAT



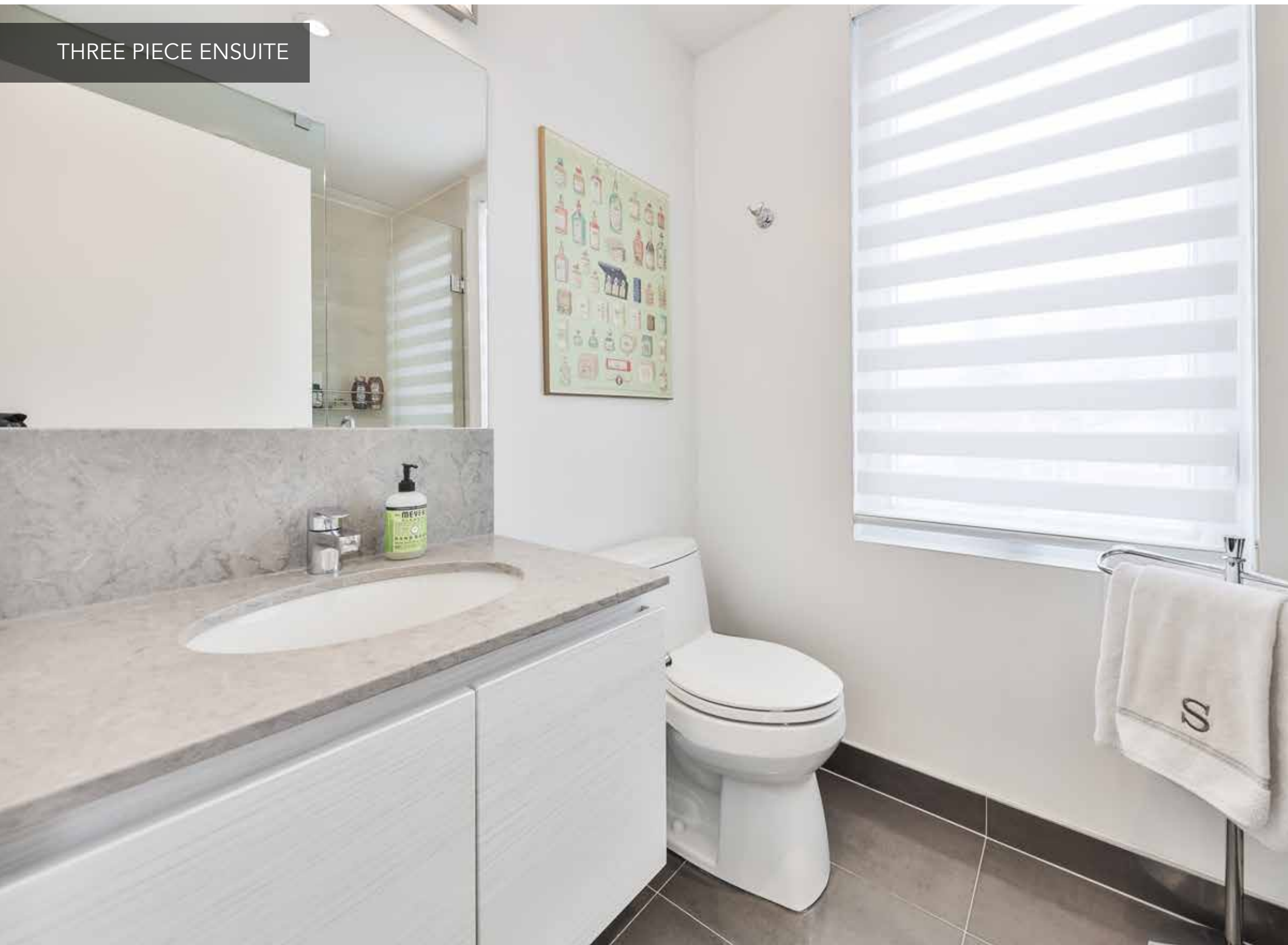
MASTER ENSUITE



THIRD BEDROOM



THREE PIECE ENSUITE



FAMILY ROOM



FOURTH BEDROOM



THREE PIECE ENSUITE



BALCONY





DETAILS



CUSTOM FINISHES THROUGHOUT

- 8’ Solid core doors
- Open Air Stairs
- Water heater is owned and upgraded for hydronic floor heating on ground floor
- Generous Pot lights Placement
- Window coverings on all windows and west facing windows
- Smooth ceilings
- Generous sized windows allows for loads of natural light
- Sprinkler system for interior fire safety
- 200 amp electrical panel
- Fibre optic termination in each dwelling for high speed internet and tv
- Pre wired for security
- Cable to dwelling for internet and TV
- Smart thermostat and door bell
- Automatic garage door opener

GROUND FLOOR

- Industrial inspired glass & metal front door with pin lock hardware
- Slate color large format tiles are heated
- Heated foyer (this level is hydronic heating with 3 zone controls)
- Front hall double door closet
- Double door closet from Garage entry
- 9’ ceilings
- Pot lights throughout
- Elevator rough-in is currently storage
- Storage under stairs

WASHROOM (also en-suite)

- 3 piece bath with tile flooring, and shower tiles
- Wall hung vanity with white Caesarstone counter
- Heated floors (hydronic)

BEDROOM/OFFICE/DEN

- Large format tile
- Double slider doors to covered outdoor patio
- Window blinds
- Heated floors & walk-in closet

MAIN FLOOR

- Wide plank oak engineered wood floors
- Added Pot lights from original plan
- 10’ ceilings

KITCHEN

- Custom European Designed Scavolini Kitchen
- White Caesarstone Counters
- Marble veined feature wall and backsplash
- Heated Kitchen Floors (electric)

Miele Appliances include:

- o 36” Integrated Freezer/Fridge
- o Built in 24” Integrated Dishwasher
- o 30” 4 Burner Gas Cooktop & 28” Concealed Falmec Hood Fan
- o 30” Oven & 24 “ Built in Microwave w/30” trim kit

INTERIOR CABINET FEATURES:

- Garbage and recycle bins built into pull out drawer
- Kitchen additional cabinets built-in task desks and pantry storage
- Stainless Steel under mount sink with chrome faucet & integrated hand sprayer
- Upper Cabinet Hinge lift open
- Soft close doors and drawers for pots and pans
- Under cabinet lighting
- Flat panel doors
- Integrated appliances

POWDER ROOM

- Floating cabinet,
- Caesarstone counter
- Heated floor

OPEN CONCEPT FAMILY, LIVING & DINING AREA

- Fireplace area expanded and faced with stone tile
- Double slider doors to outdoor deck with bbq hook up
- Front slider doors to second outdoor patio overlooking the park
- Horizontal Insert gas fireplace
- Formal Dining Room open concept
- Custom blinds & window drapes

PRIMARY BEDROOM LEVEL

- Wide Plank oak engineered wood floors
- Added Pot lights
- Oversized windows

Primary En-suite hosts:

- o Marble floor tiles
- o White shower wall tiles, glass enclosure
- o Floating vanity in white gloss with double sinks and white Caesarstone counters
- o Soaker Tub

3RD BEDROOM WITH 3 PIECE EN-SUITE

- Hardwood floors
- Walk-in closet

LAUNDRY ROOM

- Washer and Dryer
- Laundry Sink

ELEVATOR ROUGH-IN/ WALK-IN STORAGE CLOSET

UPPER FLOOR LEVEL

4TH BEDROOM WITH 3 PIECE EN-SUITE

- White gloss wall hung vanity with white Caesarstone counters
- Shower with floor and wall tiles, glass enclosure
- Closet

SITTING / LOUNGE AREA

- Wide plank oak engineered wood floors
- Elevator rough-in now used as storage closet
- Built-in media storage
- Dedicated Heating and Cooling System for this 4th floor

OUTDOOR PATIO

- Gas line
- Water line
- Partially covered
- Incredible views of the Park situated on Lake Ontario

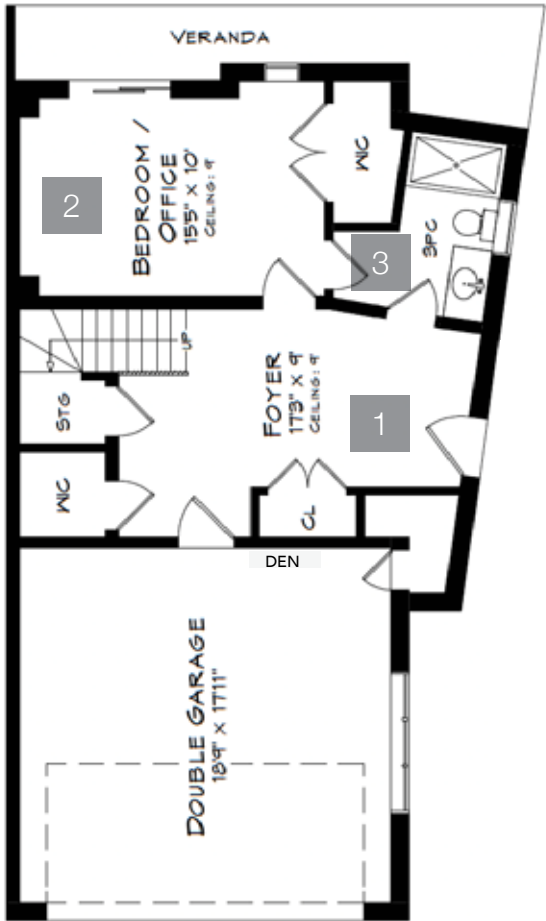
EXTERIOR FEATURES

- Exterior Landscaping
- Water hose bib in garage, ground level terrace and top floor terrace
- 6 Visitor Parking Spots
- Double car garages
- Freehold Townhomes with Common Area Roadway and Landscaping

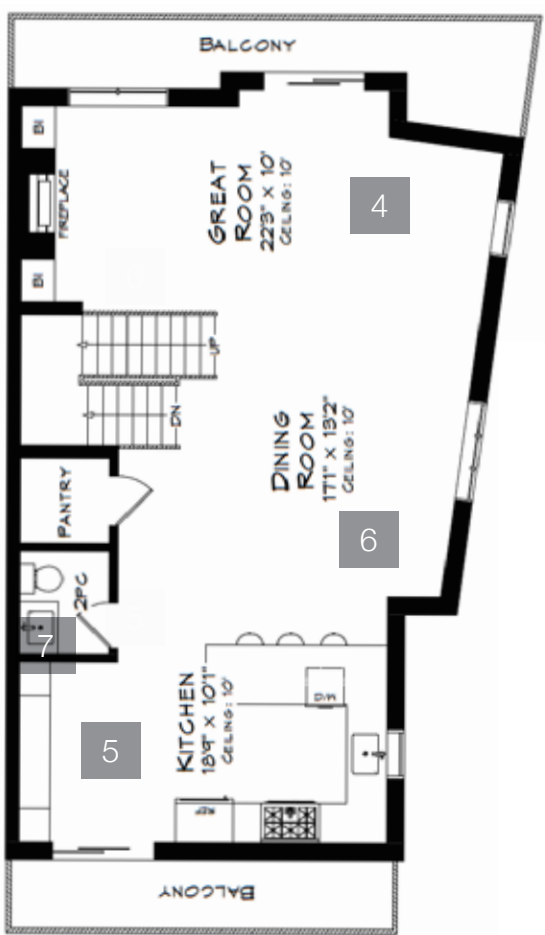
FLOOR PLAN

3 GODFREY'S LANE, MISSISSAUGA
SQUARE FOOTAGE
TOTAL: 3,011 SQ. FT
GROUND LEVEL: 601
GARAGE: 381
SECOND LEVEL : 917
THIRD LEVEL: 917
FOURTH LEVEL: 584

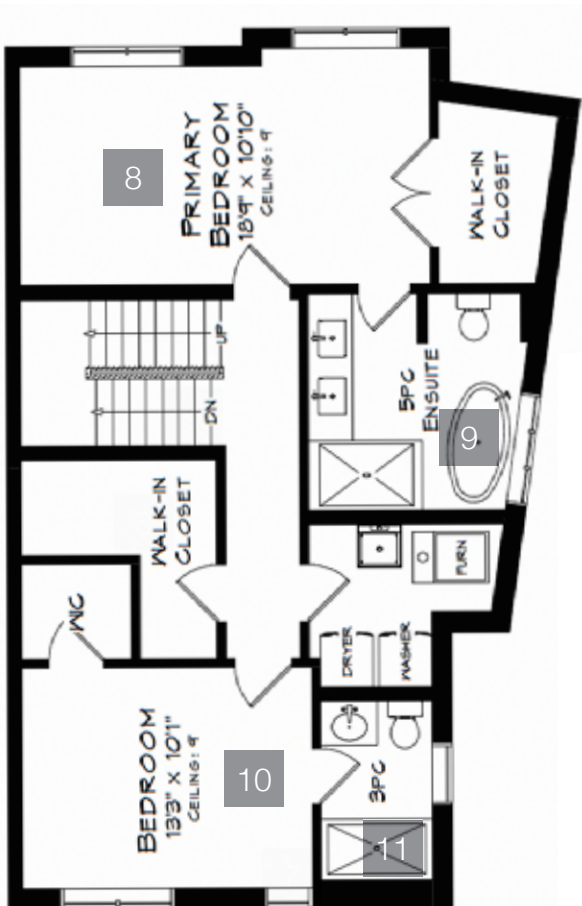
GROUND LEVEL



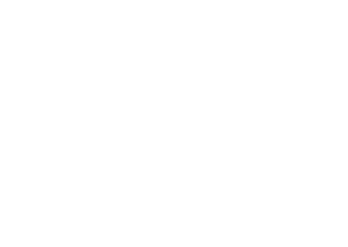
SECOND LEVEL



THIRD LEVEL



FOURTH LEVEL





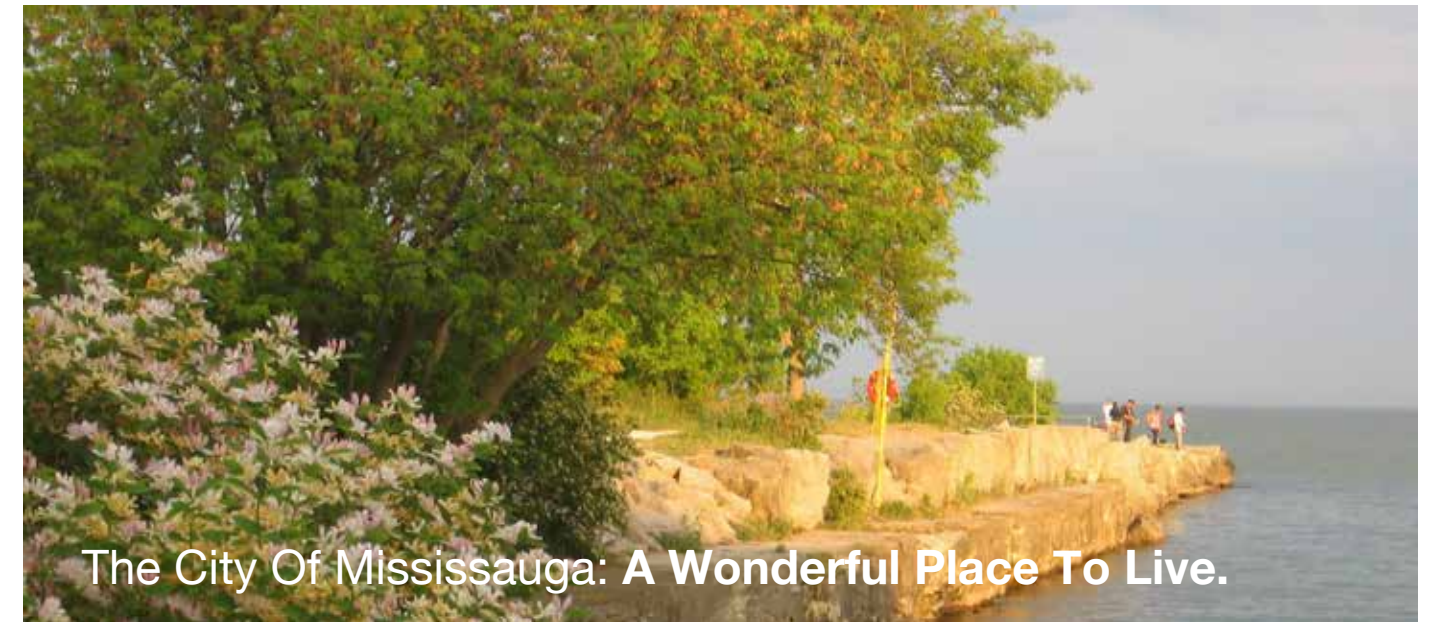
**DESIRABLE AND CONVENIENT.
THIS NEIGHBOURHOOD HAS IT ALL!**

PARKS

PALETTE PARK
BRUECKNER RHODODENDRON GARDENS
TECUMSEH PARK
RICHARD'S MEMORIAL PARK

SCHOOLS

RIVERSIDE PUBLIC SCHOOL
TECUMSEH PUBLIC SCHOOL
KENOLLIE PUBLIC SCHOOL
ST. LUKE CATHOLIC ELEMENTARY SCHOOL
OWENWOOD PUBLIC SCHOOL
FOREST AVENUE PUBLIC SCHOOL



The City Of Mississauga: A Wonderful Place To Live.



Mississauga is Canada's sixth largest city and one of the fastest growing. It is located on the shores of lake Ontario and is situated between Toronto and Niagara Falls. The population is close to 650,000 at last count. Mississauga is a great place to live with strong communities, a wide selection of housing, shopping and great schools. Mississauga has very high standards in education, policing, fire and other emergency services, well maintained roads and excelling recreational facilities. This City's stunning architecture, museums, lakefront parks and vibrant ethnic neighbourhoods make it a perfect place to live.

THE INVIDIATA TEAM

With passion and vision, helping people realize their goals in real estate, and through the process, developing meaningful and lasting relationships.

Over the past 27 years, we have earned a reputation of excellence in Luxury Real Estate. Our specialized knowledge of the upper-tier market, housing features, and trends has uniquely positioned us to provide the highest level of service, expertise and competence to this exclusive segment of the market.

The Invidiata Team is comprised of people who share a similar work ethic,

and philosophy of valuing people over properties. Our team of licensed agents, administrative support & marketing professionals work together to ensure all the details of your sale are handled efficiently.

**WE ARE COMMITTED TO
UNDERSTANDING THE NEEDS OF OUR
CLIENTS.**

THE INVIDIATA ADVANTAGE

Exposure For Your Home – Open House
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Client Management Systems

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Design, Photography & Printing

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