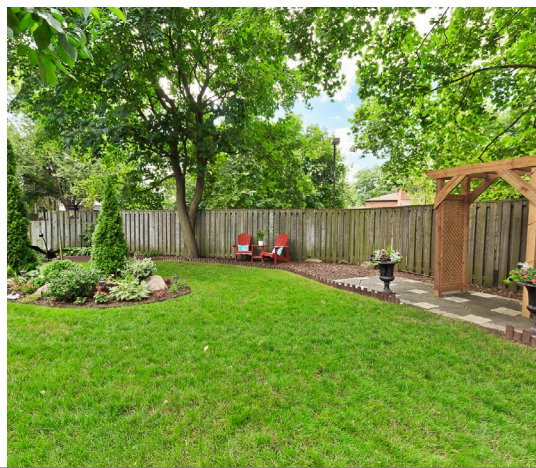


2265 BLUE BEECH CRES

MISSISSAUGA, ONTARIO



2265 BLUE BEECH CRES | MISSISSAUGA, ONTARIO

Pride of ownership can be found in this exceptionally maintained, 5 bedroom home situated in a desirable Erin Mills neighbourhood. Welcome to your new home at 2265 Blue Beech Cres.

FEATURES:

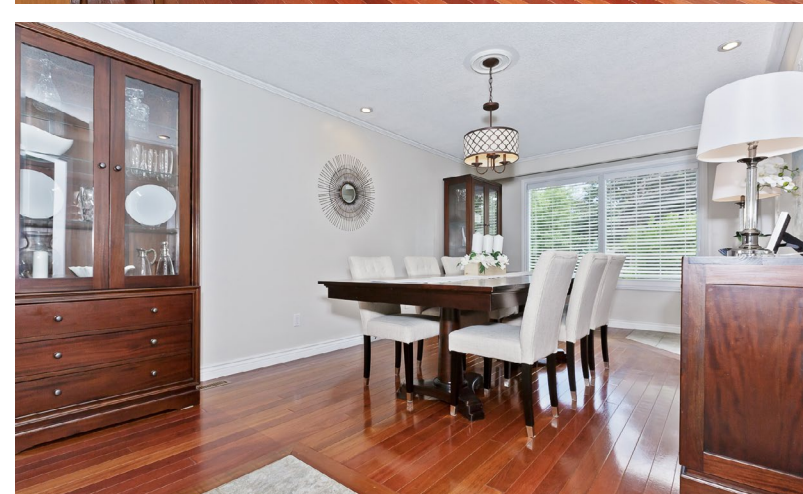
- Uniquely designed split-level home that is much larger than it appears at 2350 sq ft above grade
- Lovely curb appeal and extra long driveway parks 4 cars
- Two walk outs from inside the house lead to a beautifully landscaped, premium pie shaped 40.21 x 120.22 x 54.86 x 37.25 x 117.49 ft lot with lush, tree-lined perimeter, gorgeous gardens, and interlocking stone patio
- New custom kitchen ('16) with sophisticated details: solid wood cabinets with soft close, high-end stainless-steel appliances, luxurious granite counters, glass subway tile backsplash, built-in breakfast bar
- Sunken and cozy family room adjacent to the kitchen with a gas fireplace and walk-out to the backyard
- Spacious dining room with Brazilian cherry hardwood floors
- Stunning great room with a tremendous amount of living space, bright bay windows, 2nd gas fireplace, built-in shelving, hardwood floors, pot lights, coffered ceiling and 2nd walk out to the back yard
- 5 nicely sized bedrooms offer privacy in a split-level layout
- Master bedroom with a walk-in closet and ensuite bath
- 3 bathrooms in a tasteful classic white palette with black accents
- Finished recreation room in the basement with a large cantina/storage room
- Freshly painted throughout in Benjamin Moore neutral tone and many updates completed including mostly new

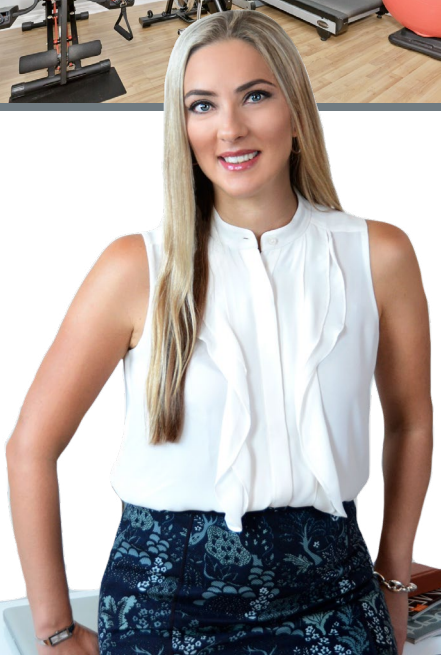
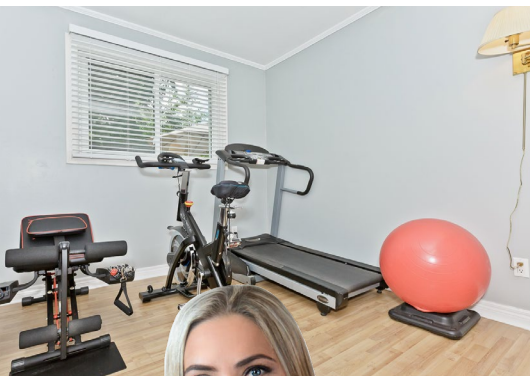
windows, sump pump, roof ('14), furnace/AC ('11)

Fantastic location near the University of Toronto Mississauga campus, numerous parks and walking trails, Credit Valley Golf & Country Club, newly renovated South Common Recreation Centre, South Common Mall, and plenty of big box stores, shops and services offering an abundance of amenities. Easy access to highway's 403 or QEW makes commuting a breeze.

Purchase includes: Sub Zero stainless-steel fridge, Wolf 6-burner gas oven, KitchenAid hood vent, Asko dishwasher, LG microwave, LG front loading washer & dryer, TV wall mounted bracket, garage door openers and remotes, central vacuum & attachments, all window coverings, all light fixtures, backyard awning, BBQ, shed.

Property taxes: \$6631.94/2019





For additional pictures & property info please visit:
www.2265BlueBeechCres.com

Tanya Crepulja

Broker

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All information contained herein has been supplied by the Seller to the best of his knowledge. It is not warranted or guaranteed by Keller Williams Realty Solutions, Brokerage. All measurements are approximate.