

1488 KALLIGAN COURT

LAKEVIEW, MISSISSAUGA

Rev. 2 November 21th/2021

SW3 and Chestnut Park are pleased to present this single owner home in the Sherway neighbourhood of Mississauga, 1488 Kalligan Court. This mid-century modern home has been lovingly maintained and upgraded throughout the years. With proximity to the QEW and numerous community facilities this location is very practical and is a fabulous family neighbourhood. Situated just minutes from ISNA Elementary School, Sherway Gardens, Dixie Outlet Mall, Etobicoke Creek, and the Toronto Golf Club it is truly a home of convenience.

The property itself sits on one of the largest lots in the area at 71' x 118' and fronts on the North side of Kalligan Court and to the West side, Proverbs Drive. This large corner lot is the perfect proportion to the existing home and provides plenty of flexibility for any buyer. The home itself is built exceptionally well and provides a great foundation for any level of updating.

Driving up to the property you are greeted by a wonderful side-split with attached double car garage with parking for additional vehicles. The perimeter of the property has lush hedges and garden beds surround the home.

You are welcomed by a spacious and bright reception in the entranceway with a coat closet. As you progress through the home the main floor living room features one of two working wood burning fireplaces. The second fireplace is situated just down the stairs on the West side of the home in the walnut paneled family room which also has a walk-out sliding door to the West outdoor space. The main floor also features the kitchen at the rear of the home and a two-piece powder room.

The upper level has an architectural curve to the wall at the top of the stairs that is characteristic of the 1960's mid-century modern design aesthetic. There are four bedrooms in total with two bathrooms on this level one common and one en-suite to the primary bedroom. The primary suite is very large with generously sized walk-in closet. The remaining three bedrooms are great bedrooms or flex spaces, all with closets.

On the lower level you will find an additional living space as well as the laundry room, mechanical room, and extensive crawl space for a vast amount of additional storage. The mechanical aspects of this home have been meticulously maintained.

Truly, they don't make homes like this anymore.



**JAMES STRATHY WARREN
& ALEX OBRADOVICH**
SALES REPRESENTATIVES

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CHESTNUT PARK® REAL ESTATE LIMITED, BROKERAGE

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CHRISTIE'S
INTERNATIONAL REAL ESTATE

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NOTABLES: Location, Location, Location
Well-built home
71' x 118' Lot
Attached two car garage
Four Bedroom
Three Bathroom

MAIN LEVEL

LIVING ROOM: 21'7" x 13'7"
Wood burning fireplace
Hardwood Floors
Crown Molding
Bright North facing windows

KITCHEN: 12'11" x 12'0"
Quaint seating area
Modern appliances
Hexagon tiled floors

FAMILY ROOM: 20'0" x 14'11"
Large space
Walnut wall paneling
Wood burning fireplace
Hardwood Floors
Sliding doors to patio

DINING ROOM: 12'11" x 11'0"
East Exposure
Open to Living Room



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UPPER LEVEL

PRINCIPLE
BEDROOM: 17'1" x 14'0"
En-suite three-piece bathroom
Walk-in closet
Large space

BEDROOMS: 2 – 16'2" x 10'0"
2,3,4 3 – 12'5" x 10'2"
4 – 12'5" x 10'0"
Large Closets

UPPER LEVEL
BATHROOM: 8'6" x 8'4"
Three piece
Large linen closet

LOWER LEVEL: 23'3" x 12'11"
Mechanical Room – 9'3" x 6'1"
Laundry Room – 17'8" x 12'5"
Extensive Crawl Space for storage



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ADDITIONAL INFORMATION

LOT SIZE

- 71' x 118'

PARKING

- Two car attached garage with additional parking

INCLUSIONS

- All Attached Broadloom
- Attached Electrical Light Fixtures
- Existing Window Screens
- Forced Air Heating System and Related Equipment
- Central Air Conditioning Unit
- All Attached Curtains and Sheers
- All Attached Built-ins
- Washer and Dryer
- Fridge & Freezers
- Oven
- Garage Door Openers (if any)

EXCLUSIONS

- All Area Carpets, All Wall Hangings, Art and Furniture, Microwave

TAXES

- \$6,400.42/2021

PRICE

- \$1,599,000.00



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