

resale

Send submissions to Connie Adair,
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Photos by agents.

FOR SALE



A public driveway for guests leads from one street, while a private side drive leads from another.

WELL HEELED

Mississauga; 1267 Birchview Dr. (Indian and Mississauga roads); Asking price: \$4.995-million; Taxes: \$20,090 (2013); Bedrooms: 5+1; Bathrooms: 5Exclusive

By Connie Adair

A circular driveway leads to the front door of this luxury stone-and-stucco home, offering an elegant entry for guests and plenty of parking for party-goers. The house is on a professionally landscaped 92x278-foot corner lot, which allows for

two driveways on to the property from different streets. The second driveway, for everyday use, leads to a three-car attached garage that has direct entry to the house via a mud-room that has marble floors. The oversized 13-ft.-high garage has custom nine-foot doors

and access to the cedar-fenced pool-size backyard. Ten-foot moulded ceilings, antiqued crown mouldings, hardwood floors and ample windows are highlights of the classic five-bedroom, five-bath-room home. The dining room has coffered ceilings and the living room has a fireplace. Listing agent Sam McDadi of Re/Max Performance Realty says his favourite room is the main-floor library, which features Jatoba herringbone flooring, floor-to-ceiling cherrywood panelled walls, a custom wall unit and custom tray ceilings.

Outfitted for meal preparation for a few or a crowd, the custom kitchen has stainless steel appliances, granite counters and a centre island that provides ample prep and gathering space. The kitchen has marble floors. A focal point of the house is the staircase that connects the three levels. It has wrought iron railings with painted gold leaves and Jatoba railings, posts and risers. The second-floor landing has a skylight and wainscoting. The master suite has a walk-in closet that has built-ins to please fashion and shoe lovers. The six-piece ensuite bathroom has banks of built-in cabinetry that provides ample and appreciated storage space. A soaker tub wrapped in wrought iron has three windows behind it. Each of the other four bedrooms has a double closet and hardwood floors.

Features of the walk-out lower level include a recreation room, a games room, a theatre and a nanny's suite. The recreation room has a gas fireplace and the games room has a wet bar with granite counters.

National Post



MISSISSAUGA
47 Oriole Ave. (Huronario Street and Mineola Road West)
Asking price: \$1,689,900
Taxes: n/a
Bedrooms: 4 + 1
Bathrooms: 5
MLS# W2795851

MASTER SUITE A PLACE TO UNWIND
Whether for large formal gatherings or relaxing with the family, this home combines beauty and comfort, says listing agent Kate Peterson. The four-bedroom, five-bathroom home has more than 3,300 square feet of living space, with 10-inch crown mouldings, cathedral and coffered ceilings and plank maple floors. A gracious foyer, which has tumbled limestone floors, leads to a living and dining room that

has picture windows and mill-work. The gourmet kitchen has an eating area, an island and a walkout to the backyard. A room that can be used as a study, an office or a den has a dedicated computer line. "Unwind at the end of the day in the master suite, which has his-and-hers walk-in closets and a spa-inspired five-piece ensuite bathroom," Ms. Peterson says. The lower level has a nanny's suite. A fireplace in the family room, a main-floor powder room, a second-floor laundry room and R-60 insulation in the attic are other highlights. The 53x150-ft. Mineola West property is close to Kenollie Public School, Port Credit Village and the GO Train. Listing Broker: Keller Williams Realty Solutions (Kate Peterson)



BANBURY
61 Tulwood Dr. (Leslie Street and Lawrence Avenue)
Asking price: \$2,888,800
Taxes: \$5,777 (2013)
Bedrooms: 4+1
Bathrooms: 5
MLS# C2819900

DRIVERS STOPPED TO GET CLOSER LOOK AT HOUSE
As soon as the finishes on the outside of this home were complete, drivers started pulling over to get a closer look, says builder Amedeo Barbini. They were curious about the contemporary home being built in their neighbourhood. The modern black-brick-and-white-stucco house blends with the 1950s homes on the street, he says. The custom rebuild uses the original bungalow's footprint but was expanded to more than 4,500 square feet of finished space. It's energy efficient, rated to be 26% higher than the 2012

Ontario Building Code requirements for energy efficiency, Mr. Barbini says. Green features include zoned heating, two HVAC systems, two air conditioners, a boiler, two steam humidifiers and two air cleaners. The main floor has 10-foot windows, 11-foot ceilings and heated floors. Fibreglass windows on the south and east side reflect sunlight and the north and west windows are designed to absorb heat. The five-level home has a gas fireplace in the living room, a walkout to a deck from the dining room and a ground-floor study. The custom kitchen features white lacquer cabinets and North American walnut panels. The east wing, on a level between the first and second floor, houses the master suite. It has a walk-in dressing room and a five-piece ensuite bathroom. Listing Broker: Royal LePage Signature Realty (Karen Millar)

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