



**CHRISTENSEN**  
REAL ESTATE GROUP

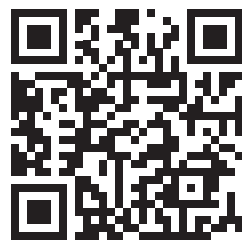


UNIT 24 | TORONTO

4165 Fieldgate Drive



# Welcome Home



FOR MORE  
PHOTOS + DETAILS

Welcome to this charming townhome nestled in the coveted Rathwood area of Mississauga. As you step inside, you'll be greeted by the timeless elegance of vaulted ceilings in the living room, where a cozy fireplace beckons you to unwind and relax. Vaulted ceilings and a featured wood fireplace in the living room create a lofty and spacious vibe. Brick feature wall in the dining room, granite countertops, designer

backsplash and breakfast bar in kitchen with walkout to front deck. Three spacious bedrooms upstairs with an ensuite off the master. Decorator custom blinds and hardwood floors throughout. Large wrap-around backyard with stone patio and mature trees. Finished basement includes a functional bar and Swedish-style sauna.







# Main Level

- Back stone patio to spacious wrap-around yard with mature trees
- Hardwood floors and carpeted stairs throughout

## FOYER

- Foyer
- Coded entry
- Tiled floor

## 2-PIECE POWDER ROOM

- Extra-wide Vanity with storage
- Mirror
- Marble tiled floor

## LIVING ROOM

- Vaulted ceilings
- Wood fireplace
- Potlights
- Custom blinds
- Patio door to backyard
- Hardwood floors

## DINING ROOM

- Feature brick wall
- Stylish four-piece chandelier
- Directly off kitchen
- Hardwood floors



## KITCHEN

- Potlights
- Breakfast bar
- Picture window above sink
- Abundant counter space, cabinetry and storage
- Double stainless steel sink with Vigo faucet
- Custom tiled backsplash
- Coffee counter
- Additional space for kitchen table
- Whirlpool stove
- Maytag fridge
- Maytag dishwasher
- Tiled floors

# Second Floor

## PRINCIPAL BEDROOM

- Potlights
- Ceiling fan
- Double windows
- Custom blinds
- Double closet
- Hardwood floors

## 2-PIECE ENSUITE BATH

- Vanity with storage
- Built-in mirrored medicine cabinet
- Additional storage above toilet
- Tiled floor

## SECOND BEDROOM

- Potlights
- Picture window overlooking backyard
- Custom blinds
- Extra-wide closet
- Laminate Floors

## THIRD BEDROOM

- Potlights
- Picture window overlooking backyard
- Custom blinds
- Large Closet
- Laminate Floors

## 4 PIECE FAMILY BATH

- Above-mirror dual lighting
- Soaker tub
- Beautiful marble tile tub-surround
- Vanity with sink, mirror and storage
- Tiled floor





# Lower Level

## RECREATION ROOM

- Potlights
- Two-seater tiered bar with stools
- Laminate Floors

## MECHANICALS, UTILITY & LAUNDRY ROOM

- Atomic furnace, owned (installed 1978, new installed in 1996, serviced in 2020)
- National Home Services 40-gallon hot water tank (installed in 2012, rented)
- Bryant air conditioning (installed 2009)
- Samsung washer and dryer
- Laundry sink with upper shelving
- Swedish-style sauna



# Exterior & Extras

- Attached Garage
- Stone patio in backyard
- Private, fenced-in wrap-around yard with mature trees

**TAXES: \$4478.22 (2023 )**

**MAINTENANCE FEE: \$697.65**

- Includes cable, water, sewage, garbage pick up, snow removal, landscaping, top soil replenishment in spring as well as all maintenance required for common elements. Windows, doors, roof etc.

## RENOVATIONS:

- Pot lights and window coverings done May 2020
- Painting done in November 2023

## INCLUSIONS:

- Washer/dryer
- TV wall mounts
- window coverings
- Whirlpool stove
- Maytag fridge
- Maytag dishwasher
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- Bryant air conditioning (installed 2009)
- Samsung washer and dryer





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# Ready to Reach Out?

Christensen Real Estate Group  
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This is not intended to solicit buyers or sellers currently under contract.

