

# POPE

## **2118 Dickson Road, Mississauga - Features & Finishes**

### **Foyer (Main Floor)**

- Custom Bauhaus Sapele (African Mahogany) raised panel shaker style entrance door complete with window lite, bronze finish lever handle & hinges
- 7" oiled european oak engineered plank hardwood floor showcasing inlay black slate tile
- Double coat closet featuring custom 2 panel solid shaker-style door with mirrored inlay, bronze finish hinges & round door pulls
- Custom staircase complete with frameless glass guardrail, stained oak dowel handrail, solid rift cut white oak stair treads stained medium brown & recessed wall mounted stair lighting
- Smooth ceiling, recessed pot lighting

### **Living Room (Main Floor)**

- Vaulted smooth ceilings
- 7" oiled european oak engineered plank hardwood floor
- Double french door (single lite) complete with matching side lites, bronze finish lever style handles & hinges leading to front terrace
- Oversized casement window complete with 2 operable windows overlooking back garden & ravine
- Overlooking dining room, kitchen, front garden, front terrace, back garden & spectacular ravine views
- Brass finish overhead pendant electric light fixture
- Custom oversized gas fireplace complete with imported gray & white marble surround, mitered square edge

### **Dining Room (Main Floor)**

- 7" oiled european oak engineered plank hardwood floor
- Overlooking kitchen & living room
- Smooth ceiling, recessed pot lighting
- Custom wall hung white matte lacquer sideboard complete with 2 white Tom Dixon pendant electric light fixtures.

#### **POPE REAL ESTATE LIMITED, BROKERAGE**

OFFICE / 416.479.0712 FAX / 416.479.0713

7B GILEAD PLACE TORONTO ON M5A 3C8 POPEREALESTATE.CA

# POPE

## **Kitchen (Main Floor)**

- 7" oiled european oak engineered plank hardwood floor
- Overlooking dining room, living room, back garden & spectacular ravine views
- Oversized picture window complete with 2 operable casement windows overlooking back garden & spectacular ravine views
- Custom millwork featuring gray oak shaker style doors complete with brushed stainless steel door & drawer pulls, maple interiors, dovetail joint interior drawers, pantry drawers, drawer inserts for cutlery & utensils, pull out garbage & recycling bins, double bowl undermount stainless steel sink, chrome gooseneck single lever faucet with pullout spray, 2' white quartz counter-mitered edge, acid etched white back painted backsplash, centre island featuring gray oak shaker style doors & drawers, breakfast bar, stainless steel gable under breakfast bar, 2" white & gray honed marble counter-mitered edge, stainless steel LG french door refrigerator featuring water, ice maker & bottom mount freezer drawers, stainless steel Dacor 30' gas range, stainless steel 30" Ventahood range hood, stainless steel Panasonic microwave, built-in panel ready Miele dishwasher, 30" stainless steel Dacor warming drawer
- Smooth ceiling, recessed pot lighting

## **Primary Bedroom (Main Floor)**

- 7" oiled european oak engineered plank hardwood floor
- Large private retreat complete with sitting room overlooking garden & spectacular views of ravine, large walk-in closet, linen closet & spa-inspired marble ensuite bathroom
- 1 large corner picture window complete with operable casement window overlooking garden & spectacular ravine views
- Smooth ceiling, recessed pot lighting

## **Primary Bedroom Ensuite Bathroom (Main Floor)**

- White & gray marble honeycomb tile floor
- Custom vanity complete matte gray lacquer shaker style door & drawers, chrome pulls, single white undermount porcelain sink, 1 chrome widespread faucet with cross handles, 1 large vanity mirror complete with chrome & white frosted vanity electric light fixture
- Large shower completed with white & gray subway wall tile including built-in white marble shower caddy shelf, white & gray honeycomb floor, white & gray door sill, frameless glass enclosure, chrome cross handle volume control, cross handle thermostatic valve, cross handle diverter, toe tester, handheld shower on slider bar & rain showerhead
- 1 white porcelain toilet
- Large transom window

## **POPE REAL ESTATE LIMITED, BROKERAGE**

OFFICE / 416.479.0712 FAX / 416.479.0713

7B GILEAD PLACE TORONTO ON M5A 3C8 POPEREAL ESTATE.CA

# POPE

- Smooth ceiling, recessed pot lighting
- Heated bathroom floor
- Chrome bathroom accessories complete with toilet paper holder, towel bar, robe hook & towel hook

## **Second Bedroom** (Main Floor)

- 7" oiled european oak engineered plank hardwood floor
- Oversized casement window overlooking front garden
- Large double closet
- Smooth ceiling, recessed pot lighting

## **Main Bathroom** (Main Floor)

- Completely tiled bathroom complete with white & gray large format floor tile, white & gray large format wall tile & acid etched back painted soldier course laid feature wall at vanity and wall across from vanity
- Custom matte gray vanity complete with drawer, open shelf, white quartz mitered edge counter, white undermount porcelain sink, chrome centre spread cross handle faucet, large vanity mirror, chrome & frosted glass vanity electric light fixture
- Bath enclosure complete with white acrylic soaker tub, gray large format wall tile including built-in white marble shower caddy shelf, shower curtain rod, chrome cross handle volume control, cross handle thermostatic valve, cross handle diverter, tub filler, handheld shower on slider bar & rain showerhead
- 1 white porcelain toilet
- Chrome bathroom accessories complete with toilet paper holder, towel bar, robe hook & towel hook
- Smooth ceiling, recessed pot lighting
- Large transom window

## **Third Bedroom** (Lower Floor)

- 9" luxury vinyl tile (LVT) installed in herringbone pattern
- 2 windows - 1 large casement window complete with operable window overlooking back garden & spectacular ravine views - 1 picture overlooking treed side yard
- Single closet
- Smooth ceiling, recessed pot lighting

### **POPE REAL ESTATE LIMITED, BROKERAGE**

OFFICE / 416.479.0712 FAX / 416.479.0713

7B GILEAD PLACE TORONTO ON M5A 3C8 [POPEREALESTATE.CA](http://POPEREALESTATE.CA)

# POPE

## **Fourth Bedroom** (Lower Floor)

- 9" luxury vinyl tile (LVT) installed in herringbone pattern
- Casement window complete with operable window overlooking treed side yard
- Smooth ceiling, recessed pot lighting
- Large double closet

## **Family Room** (Lower Floor)

- 9" luxury vinyl tile (LVT) installed in herringbone pattern
- Oversized picture complete with 2 operable casement windows overlooking overlooking back garden & spectacular ravine views
- Smooth ceiling, recessed pot lighting
- Double french doors complete with single lite, bronze finish hinges & lever style handles

## **Recreation Room** (Lower Floor)

- 9" luxury vinyl tile (LVT) installed in herringbone pattern
- Double french door (single lite) complete with matching side lites, bronze finish lever style handles & hinges leading to patio & back garden
- Smooth ceiling, recessed pot lighting

## **Laundry Room** (Lower Floor)

- Large format gray porcelain floor tile & white porcelain subway tile
- Large laundry vanity complete with white gloss lacquer flat slab doors, brush stainless door pulls. 2" white quartz counter-mitred edge, undermount stainless steel deep laundry tub, chrome gooseneck single lever faucet with pull out spray
- Generous storage cabinets complete with white gloss lacquer flat slab doors, brushed stainless door pulls and 2' white quartz counter-mitred edge
- Casement window overlooking treed side yard
- Smooth ceiling, recessed pot lighting
- White LG front loading clothes washer, white Miele front loading clothes dryer

# POPE

## Other Bathroom (Lower Floor)

- Gray bathroom vanity complete with shaker style doors & drawers, brush stainless steel door pulls, white & gray marble counter, undermount white porcelain sink, chrome centrespread lever handle faucet, large vanity mirror & chrome and frosted white glass vanity electric light fixture
- Large format gray porcelain floor tile floor
- White porcelain toilet
- Bath enclosure complete with acrylic soaker tub, large format white porcelain wall tile, white & gray marble tub sill, shower curtain rod, chrome volume control, thermostatic valve, tub filler, handheld shower on slider bar & rain showerhead
- Chrome bathroom accessories complete with towel hook, toilet paper holder & towel bar
- Casement window overlooking treed side yard
- Smooth ceiling, recessed pot lighting

## Other Notable Features & Upgrades

- Professionally landscaped front garden featuring custom deck complete with gray stained privacy screen, deck guard & skirt, IPE decking, inground sprinkler system, interlocking front walkway, driveway borders & custom masonry landscape wall with recessed LED lighting
- Professionally landscaped rear property complete with herringbone interlock patio featuring color inlays, custom architectural privacy screen with creeping clematis, watering post, inground sprinkler system, fully fenced with black chain link fencing, wrought iron fencing & gates (front elevation) rear gate of property leading to remaining unfenced property in ravine area
- Oversized detached double car garage complete with 2 single car overhead garage doors & remotes, 2 steel entry doors, 1 large linear picture window overlooking treed property, concrete slab floor & electrical sub panel
- “Golden Windows” throughout - wood windows & doors clad in black aluminum - casement & awning style windows, gas filled
- Grey EIFS (exterior insulation finishing system - stucco), cultured stone cladding (dry stack) & Hardie cement board siding complete with battens (gable ends)
- Architectural series asphalt shingles
- “Storm Gray” aluminum gutters & downspout complete with gutter guards
- Recessed soffit pot lighting on front elevation
- Custom painted poplar wood trim throughout (door casings & baseboards), white solid 2 panel shaker style passage doors throughout complete with bronze finish single lever door handles & hinges, bronze finish floor registers throughout

## POPE REAL ESTATE LIMITED, BROKERAGE

OFFICE / 416.479.0712 FAX / 416.479.0713

7B GILEAD PLACE TORONTO ON M5A 3C8 POPEREALESTATE.CA

# POPE

- High efficiency gas furnace, humidifier, HRV, central air conditioning, gas hot water tank, backwater valve, sump pump, 200 amp service - sub panel in garage
- Large storage room in lower level complete with large format porcelain tile floor

**Inclusions:** stainless steel LG french door refrigerator featuring water, ice maker & bottom mount freezer drawers, stainless steel Dacor 30' gas range, stainless steel 30" Ventahood range hood, stainless steel Panasonic microwave, built-in panel ready Miele dishwasher, 30" stainless steel Dacor warming drawer, white LG front loading clothes washer, white Miele front loading clothes dryer, high efficiency gas furnace, humidifier, central air conditioner, HRV, gas hot water tank, backwater valve, sump pump, all existing electric light fixtures, custom roller shades in primary bedroom, 2nd bedroom, 3 bedroom & family room, 2 garage door openers & remotes.

**Exclusions:** wall hung flat panel television in family room complete with mounting bracket, stainless steel free-standing beverage refrigerator in recreation room, large trunk style freezer & wire shelving in storage room in lower level, all equipment in garage including but not limited to tools, wall mounted Bose Speakers, hooks, workbench, wall hung cabinets over workbench, heavy duty shelving & ladders. all garden hoses, hot tub.

**Rental equipment:** N/A

**Price:** \$3,299,990.00

**Property Taxes:** \$10,684.26

**Lot Size:** 84.25 X 311.95 feet irregular (0.57 acres)

**Legal Description:** PT PCL Y PL A89 TORONTO AS IN VS234016; S/T VS233794  
MISSISSAUGA - see conservation easement at rear of property

**Possession:** 90-120 Days/TBA

**POPE REAL ESTATE LIMITED, BROKERAGE**

OFFICE / 416.479.0712 FAX / 416.479.0713

7B GILEAD PLACE TORONTO ON M5A 3C8 POPEREAL ESTATE.CA