



803 Caldwell Avenue

MISSISSAUGA





exclusive
opportunity!

Introducing a premium Lorne Park lot at the end of a cul-de-sac, offering the best of both worlds - a peaceful residential retreat and convenient access to amenities. This beautiful property is situated between the Credit River, Port Credit Yacht Club and entertainment area, Mississauga Golf Club, and provides quick access to the QEW. A highlight of this lot is that it backs onto the serene, 6.1km 9 Creeks Trail, providing a scenic and tranquil ambiance. The exterior of the property has undergone a complete renovation, boasting new shingles, fascia, soffit, eaves, lighting, windows, and doors. The double garage is fully finished, insulated, and heated, with the added bonus of a wiring for a sound



system and electric panel to upgrade for electric cars. The driveway comfortably accommodates up to 5 cars, making it ideal for hosting gatherings with family and friends.

Inside the home, you will find three bedrooms, some with extended windows that provide plenty of natural light. The primary bedroom has an ensuite bathroom, offering privacy and comfort. There's a total of three bedrooms and three bathrooms. The eat-in kitchen is perfect for enjoying meals with family, and the newly finished basement comes with a 200amp panel and ample storage space.

The backyard of the property is very private and ready for your oasis, with a 2-tier deck ideal for outdoor entertaining and relaxation. The property's current layout offers the opportunity to build your dream home or use the existing drawings to add an addition, providing endless possibilities for customization.

Overall, this Lorne Park lot is a rare gem, offering a unique blend of privacy, convenience, and tranquility. Don't miss this opportunity to own a piece of paradise in one of the most sought-after locations in Mississauga!









schools

PUBLIC SCHOOLS

Tecumseh Public School

1480 Chriseden Drive,
Mississauga L5H1V4

Lorne Park Secondary School

1324 Lorne Park Road,
Mississauga L5H3B1

St. Luke Elementary School

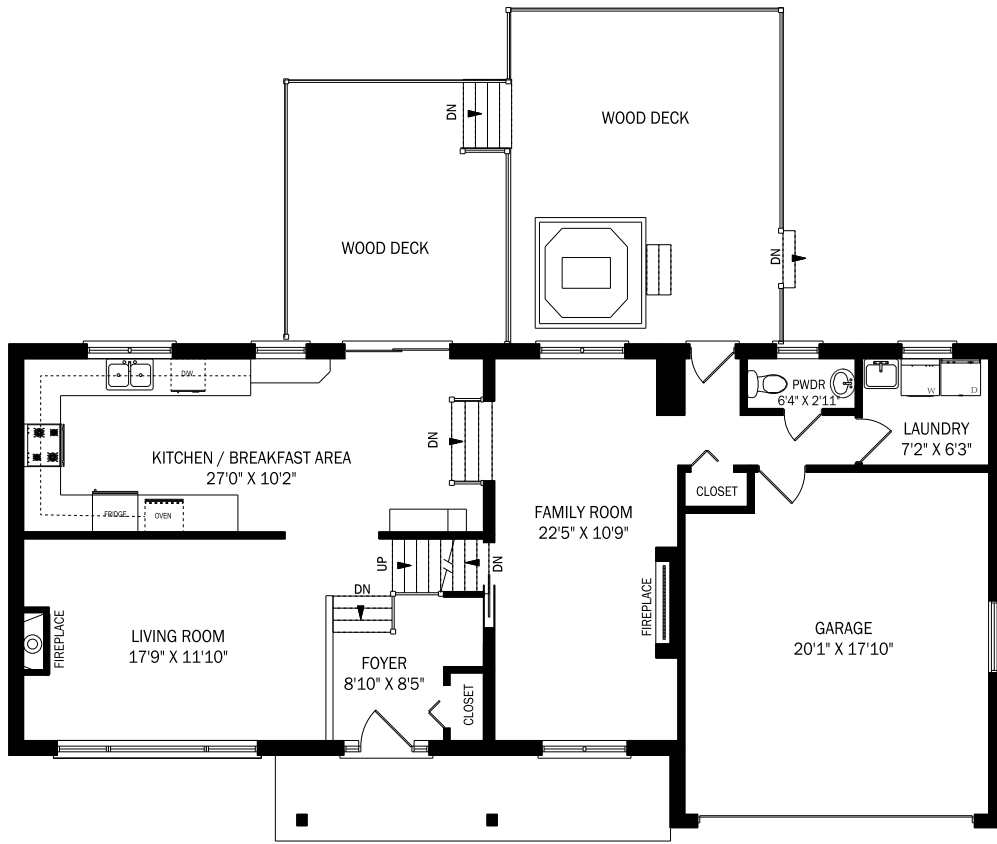
1280 Cobalt Street,
Mississauga, Ontario
L5H 4L8

CATHOLIC SCHOOLS

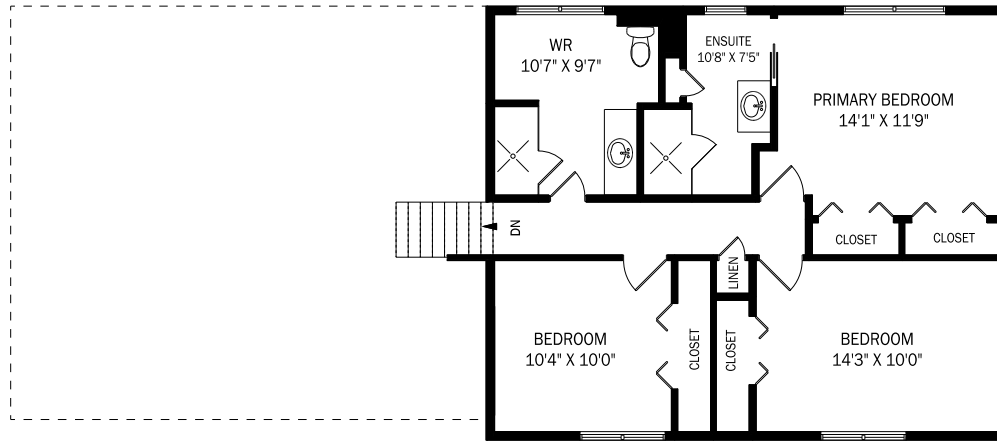
Iona Catholic Secondary School

2170 South Sheridan Way,
Mississauga, Ontario
L5J 2M4

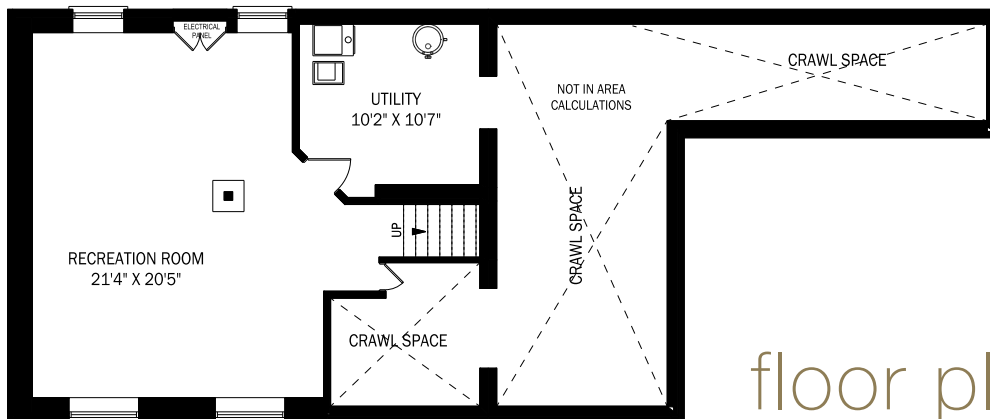




Main & Ground Levels - 1,100 Square Feet



Upper Level - 771 Square Feet



Lower Level - 610 Square Feet

floor plans

property features

Exterior

- Renovated exterior 2020
- Shingles replaced (2018)
- New fascia/soffit/eaves (2020)
- Soffit lighting on timers (2020)
- Plugs in fascia for x-mas lights
- All new GENTEK windows (2020)
- New GENTEK siding(2020)
- New front door (2020)
- New side gate (2020)
- Full irrigation (2020)
- Interlock walk-way and porch
- Driveway parking for 5 cars

Garage

- Refinished dbl garage (2020)
- New garage door (2019)
- Poured concrete floor
- Finished and insulated interior
- Transom window
- Electric opener
- Electric heater
- Wired for surround sound
- Separate panel (can be updated for electric car)
- 240 volt outlet
- Hose tap with hose hanger

Foyer

- 24"x24" tiles
- New door w/ dbl windows (2020)
- Chandelier
- Double closet
- Space for cabinet

Dining Room

- Floors refinished (2018)
- New front window (2020)
- Pot lighting
- Gas fireplace
- Can be used as living room

Kitchen

- 24"x24" tiles
- New light fixture (2023)
- Pot lighting
- Coffee nook w/ glass cabinets
- Built-in Kenmore stove
- SS Miele dishwasher
- SS Frigidaire fridge
- SS range hood
- Frigidaire gas oven/stove
- Tiled backsplash
- Double undermount sink (2018)
- Microwave cabinet
- Large windows view to backyard (2020)
- Sliding door to back deck (2020)

Living Room

- Dbl windows to backyard (2020)
- Dbl windows to front yard (2020)
- Refinished hardwood flooring (2018)
- Pot lighting
- Kingsman gas fireplace (2020)
- Faux stone surround fireplace/TV
- Freshly painted (March 2023)

Back Foyer

- New door to backyard w/ window (2022)
- Coat closet
- Refinished hardwood flooring
- Freshly painted (2023)
- Garage access
- Reliance Protection panel
- Powder room

Powder Room

- 1pc toilet
- American Standard pedestal sink
- Frosted glass window
- Updated light fixture (2018)
- 12x24" tiled flooring

4pc Bathroom

- Freshly painted (March 2023)
- Tumbled travertine tiled flooring
- 1pc toilet (2019)
- Separate soaker tub w/ tiled backsplash (2018)
- Extended dbl window (2020)
- Walk-in shower w/ glass door
- Travertine floor-to-ceiling tiles
- New door (2018)

Primary Bedroom

- Refinished flooring (2018)
- Large dbl window view to backyard (2020)
- 2x dbl - full length closets
- Updated light fixture (2019)
- Wired for TV
- Painted (2022)
- 3pc ensuite

3pc Ensuite

- Repurposed vanity
- 1pc toilet
- Frosted glass window
- Linen closet
- Walk-in glass shower
- Floor-to-ceiling tiles
- Rain head and hand sprayer
- Pocket door

Bedroom 2

- Freshly painted (March 2023)
- Refinished hardwood floors (2018)
- New extended window (2022)
- New trim, casing, and wainscotting (2018)
- Double closet
- New door (2018)

Bedroom 3

- New dbl front window (2020)
- Painted (2023)
- Refinished hardwood flooring (2018)
- Double closet
- New door (2018)

Basement

- Newly finished in 2022/2023
- Wood stairs
- Hand scrapped engineered wood floors
- Dimple board under flooring
- 200 amp panel
- 2-zone pot lighting
- Storage nook
- Wired for wall-mount TV
- Freshly painted
- Storage room
- 4 new windows (2020)

Utility Room

- Space for storage bench
- Owned hot water tank (2019)
- Furnace w/ humidifier (2017)
- AC (2019)
- Full storage room w/ approx 4'8 ceiling

Backyard

- Fenced-in backyard w/ gate to back
- 2-tiered deck
- Updated railings (2020)
- Hot tub as is
- Full irrigation system (2020)
- Updated lighting (2020)
- Gas line for bbq
- Large privacy trees
- Dbl hose bibb
- Lots of new plants and roses
- Plans for addition (2019)



Let's Maximize Your Investment

We offer expertise in Burlington, Oakville, Hamilton, Milton, and GTA West. Our priority is you! We want our clients to meet their real estate goals and provide candid advice with complete transparency throughout the process. In this market, you need an expert on your side who is tenacious and willing to go the extra mile to buy and sell. The Deborah Brown Team is an award-winning team since 2009, reaching the coveted RE/MAX Diamond award status. We continue to provide a personal client experience, with an advanced strategic marketing plan, in-depth market knowledge, and unmatched attention to detail. Our team consists of energetic professional realtors with superior negotiating skills and a proven track record. For maximum impact upon listing, our experienced interior stylist has been transforming our client's homes since 2019. Our talented admin and marketing team will ensure that every detail is taken care of to ensure a smooth and memorable real estate experience.

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