

PRESENTING 5893 LEESIDE CRES.

Located in a family friendly pocket of Erin Mills, this detached home will not disappoint. Offering 3 levels of finished living space, this property offers a place for everyone in the modern household. Offering 4 + 1 bedrooms, 3 washrooms, a convenient 2nd floor laundry room and a double car garage with indoor access, this well maintained home will tick all of your boxes. Well located near Erin Mills Town Centre, top rated John Fraser Secondary School and minutes to the 401, 403 and Go/ Mississauga Transit, this home makes family life easier.

Main Floor Features

- Modern open concept layout including a living room, dining room, family room, breakfast room & kitchen
- Gas fireplace
- Hardwood floors
- New baseboards, trim & hardware throughout
- Two piece powder room
- Central vacuum
- Built-in custom entertainment unit
- Oak staircase
- Large foyer with a double coat closet & a separate door into the garage

Kitchen Features

- Eat-in kitchen with dining area
- New counters, updated cabinetry, new faucet & custom cabinet organisers
- GE Profile appliances in smudge proof slate finish (2016)
- Large pantry
- Patio doors leading into landscaped backyard with entertaining deck

Second Floor Features

- 4 Bedrooms with large closets & custom organisers
- Central vacuum
- Linen closet
- 2 full washrooms with new vanities and fixtures
- Master bedroom includes an ensuite washroom & large walk-in closet with custom organisers
- Laundry room – full size including cabinets, laundry sink & front loading washer/dryer

Basement Features

- Finished basement with new laminate floors & new trim
- Separate full size bedroom
- Family/ entertaining/ recreation room
- Extra large storage room
- Under stair storage areas with custom built-in shelving
- Central vacuum

Exterior Features

- Two car garage with interior access & electric garage door opener
- Double driveway
- Total parking – 4 car spaces
- Rear entertaining deck
- Gas hook up for a BBQ
- Fully fenced

Improvements

- New furnace & air conditioning unit 2017
- Hot water tank is owned & was replaced in 2015
- Garage door 2014 (opener & remotes 2018)
- Roof 2008
- New trim, baseboards & hardware 2018
- Custom closet & kitchen cabinet organisers
- Updated kitchen cabinets & new kitchen counters 2018
- GE Profile kitchen appliances 2016
- New upper level bathroom vanities & laundry sink

Inclusions

- All window coverings
- All electrical light fixtures & ceiling fans
- Central vacuum & attachments
- Garage door opener & 2 remotes plus keypad
- Hot water tank
- Kitchen appliances (GE Profile – fridge, stove, microwave & dishwasher)
- Front loading Whirlpool washer & dryer
- Shelving in garage