

Welcome to
3325 Grassfire Crescent



Re/Max Professionals Inc. Brokerage,
Independently Owned & Operated, 270 The Kingsway #200



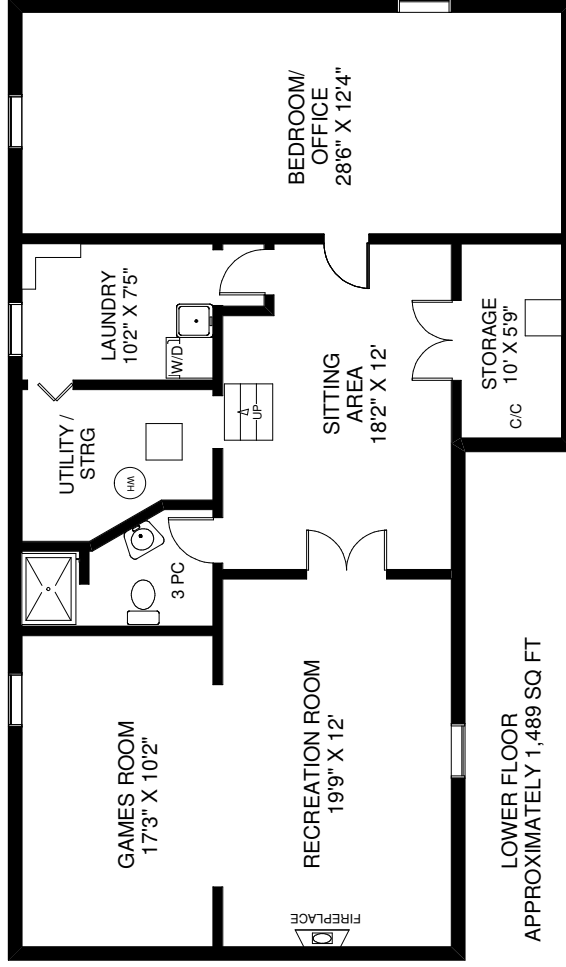
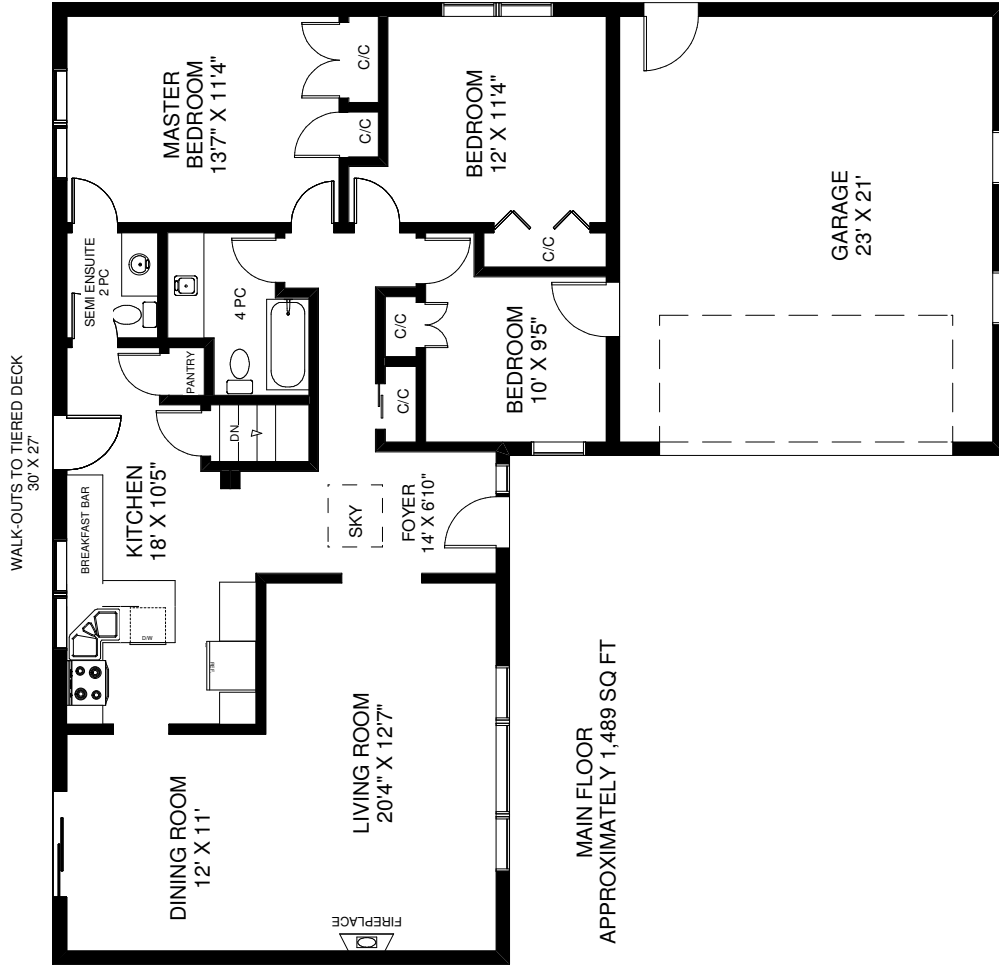
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3325 GRASSFIRE CRESCENT



FLOOR PLANS BY KIM DORNEY
647-989-6526

Note: Measurements & Calculations are approximate. Provided as a guideline only.

Features of 3325 Grassfire Crescent, Mississauga

***3 + 1 Bedrooms *3 Bathrooms *1,489 Sq. Ft.**

Stunning 3+1 Bedroom Bungalow in Applewood Heights nestled on a gorgeous 200' deep lot with 30+ mature trees. Attractive exterior with stone accents, new windows, oversized double garage and California shutters. Huge private fenced backyard with deck.

This home is special with its abundance of natural light, neutral décor and warm finishes. It has a well planned layout that flows throughout and includes 2,900 sq. ft. of living space on two levels. Welcoming entry with bright open foyer with skylight, gleaming hardwood floors throughout and double coat closet. The L- shaped living room with its gas fireplace and adjacent diningroom with walk-out to the back deck, provide a spacious entertaining venue. The custom gourmet kitchen is wonderful with its functional layout and extras including built-in wine rack, three pendulum lights and flat screen TV. The previous kitchen was "gutted" and redesigned and now includes granite counters, a breakfast bar, stainless steel appliances ('08) and lots of storage with under-the-bar cupboards and a pantry. The kitchen overlooks the deck and "park- like" backyard.

Both the Master and second bedroom have newly organized double closets. The third bedroom (currently an office) has a double closet. The main bathroom has a soaker tub, large vanity and ceramic floor. The Master Bedroom has a modern 2 piece semi-ensuite, which is accessible from the rest of the home.

Families will appreciate the space and storage in the lower level. The renovated recreation room is cozy with its French door entry, fireplace and adjacent games room. In addition, this home has a huge (28 ft. X 12 ft.) multipurpose room with new potlights and carpet, which could be used as a media room, 4th bedroom or office. The basement includes a 3 piece bathroom with shower enclosure, a separate laundry room with a stacked washer and dryer and laundry tub and a separate storage room.

Enjoy the amenities and ambiance of an established neighbourhood. Walk to nearby parks and trails, shopping, transit and schools. Convenient to highways, Mississauga Transit and Go train.

Other: Furnace 2005, Hot Water Heater 2007 (rental), Electrical Panel-new in 2009, Roof-8 yrs. old, Driveway-new in 2008, Mostly new windows, the kitchen renovation included new insulation, new electrical and new plumbing. In addition, the lower level has been insulated and the games room has roughed in plumbing for a wet bar.

Inclusions: California shutters, auto garage door opener and 4 remotes, KitchenAid fridge, stove and dishwasher, LG microwave, flat screen TV in kitchen, stacked Whirlpool washer and dryer, fridge in basement, all light fixtures including the three pendulum lights in the dining room and kitchen, all mirrors in bathrooms and 2 over the LR fireplace, wall sconces in DR, shuffleboard table, Gas burner and equipment, Central Air Conditioning, Power Humidifier, window circulation fan and wardrobe in large basement bedroom.

Exclusions: Electric Fireplace in Basement, kitchen recipe book hanger.

Offered at: \$649,000

2009 Taxes: \$5,090 Lot Size: 46 ft. 202 ft.



Prospective purchasers should satisfy themselves as to the accuracy of the information contained in this feature sheet. All measurements are approximate. The statements contained herein are based upon information furnished by principals and sources which we believe are reliable, but for which we assume no responsibility. Not intended to solicit buyers or sellers currently under contract with a broker. E&OE