

THE PAPOUSEK TEAM



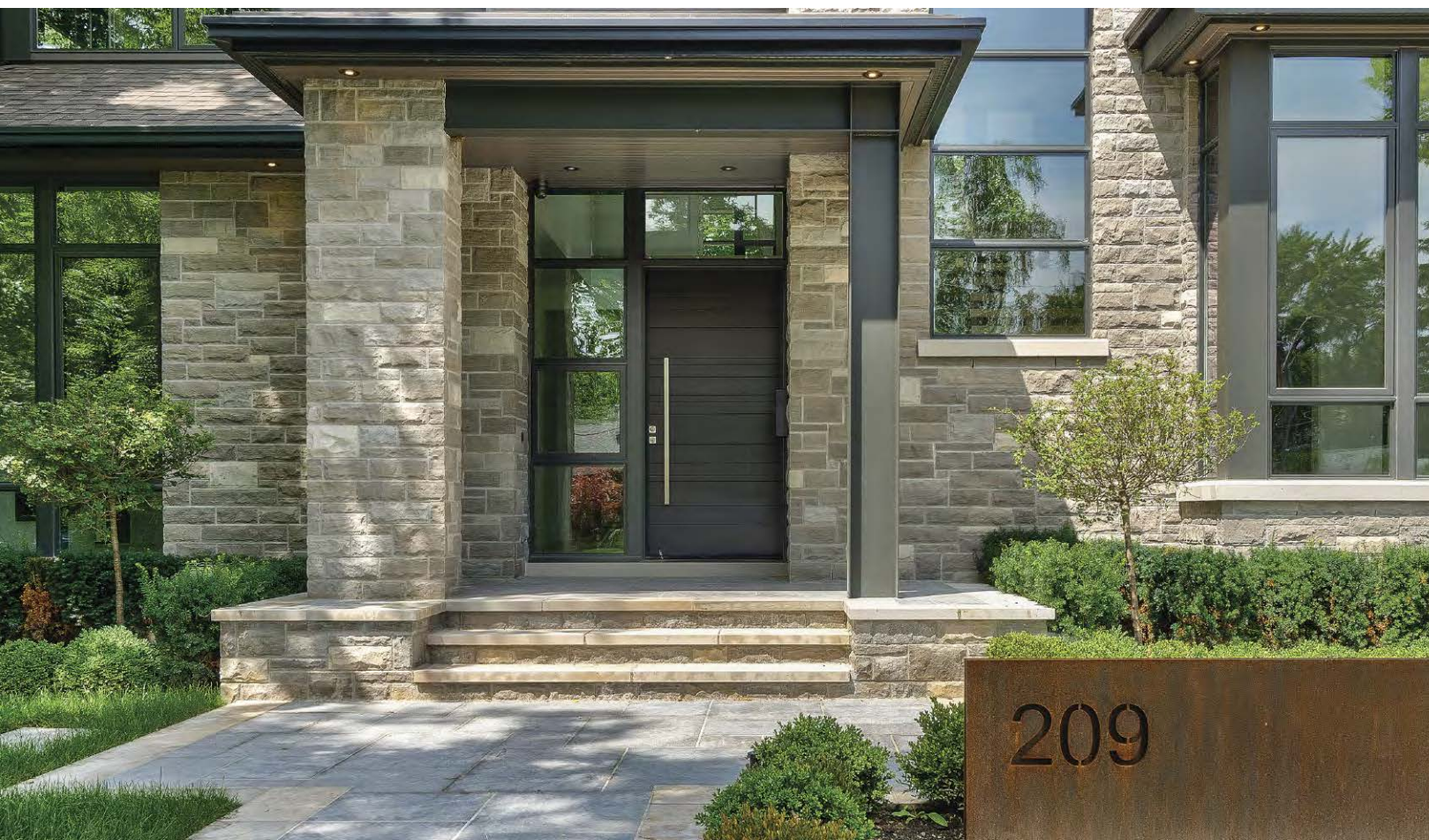
209 MAPLEWOOD ROAD
MINEOLA – MISSISSAUGA

SPECIALIZING IN A *Luxury* LIFESTYLE



An Elegant Presentation

Stunning | Modern | Luxurious



*S*leek architectural detail and a subtle designer ornamentation render this stunning Mineola home a masterpiece of incredible proportion. This modern, open concept home is gorgeous and abundant in natural light spilling in through the living room's beautiful floor to ceiling windows.

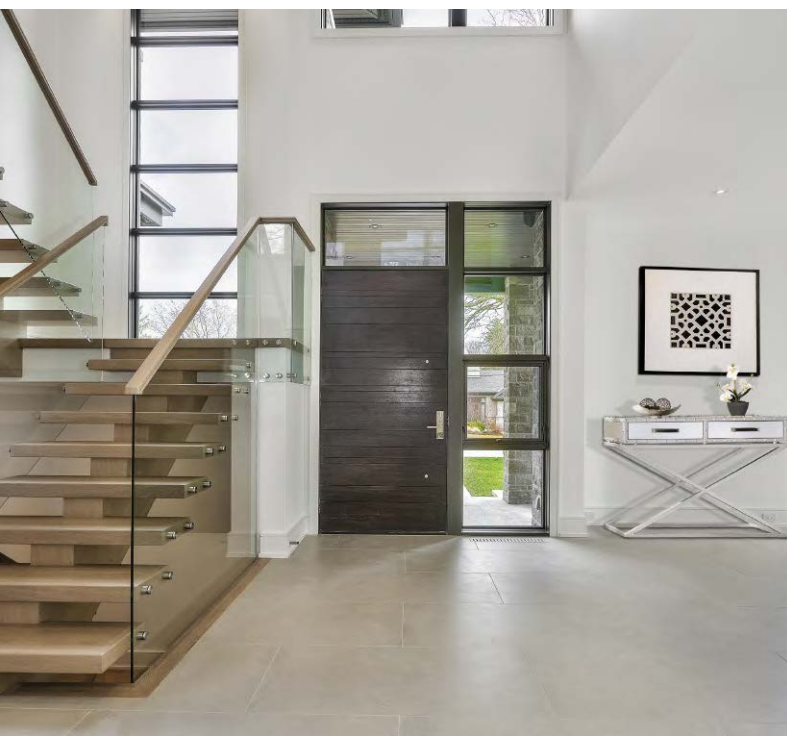
No expense has been spared in the luxurious chef's kitchen, decked out with two walk-in pantries and an airy atmosphere. The expansive great room features custom walnut built-ins and an elegant fireplace focal point, the perfect place to entertain or spend time together as a family.

Atop the oak staircase is an impressive balcony overlooking the sprawling backyard oasis. The master retreat also features a walkout to the balcony and is resplendent with floor to ceiling windows, a walk-in closet with custom built-ins, and a spa-like 6-piece ensuite. Three additional bedrooms each offer a walk-in closet with built-ins and their own private ensuite.

The lower level is a versatile space offering a myriad of possibilities! A gym with custom cork flooring leads into a luxe 3-piece bathroom with steam shower, and a fifth bedroom with a 3-piece ensuite makes an ideal in-law suite. The sprawling rec room with custom wet bar is an entertainer's dream, and separate private space may be used as a playroom or a home theatre - the options are endless!

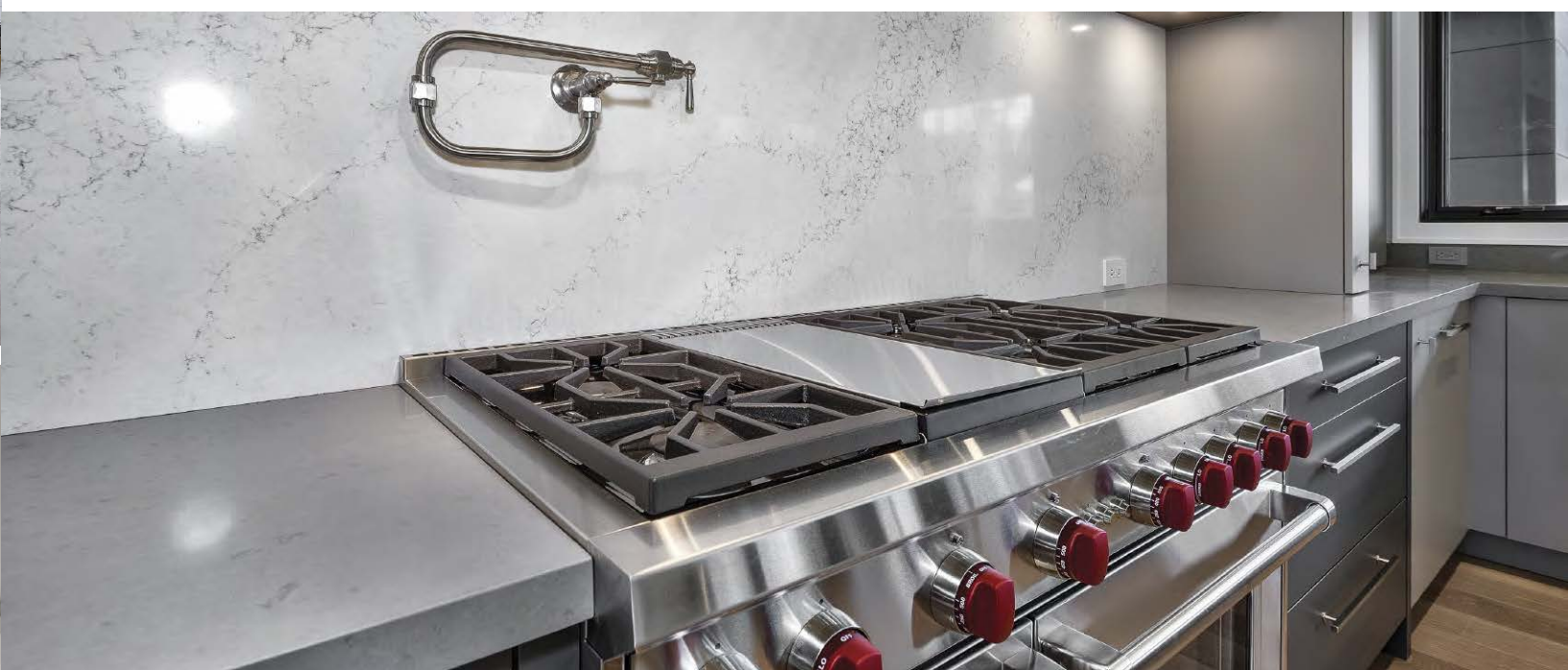
With close proximity to schools, shopping and restaurants, lakefront parks and trails, Port Credit GO Station, and easy highway access, you will find the luxury lifestyle you've been longing for in this desirable Mineola setting.

A privileged lifestyle awaits



Designer Details

*T*he soaring 2-storey open concept foyer welcomes you into this gorgeous home with a solid Mahogany oversized front door, expansive windows, floating staircase with solid oak risers and oak and glass railings, potlights, and heated porcelain floor. The open concept living room is an elegant space with a flushed linear gas fireplace featuring a honed Calcutta marble surround, floor-to-ceiling and corner windows, and a heated porcelain floor.



Culinary Delights

The open concept kitchen features Caesarstone countertops, custom touch-latch hardware-less clean line cabinetry, a large centre island with HanStone quartz waterfall counter, Franke prep sink, a breakfast bar, undermount lighting, oversized Franke stainless steel undermount sink, high-end appliances, potlights, a picture window and white oak hardwood flooring.



Bright & Beautiful

The open concept great room features a coffered ceiling with recessed lighting, potlights, a modern flush linear gas fireplace with marble surround and bench, stunning stained walnut wall panels and shelving, a large picture window, and white oak hardwood floor. The office is a peaceful space with a sliding pocket door entry, coffered ceiling, potlights, expansive windows overlooking the front yard, and white oak hardwood floor.



Tasteful Design

*T*he master bedroom features a huge walk-in closet with built-in organizers with a sliding pocket door, a picture window overlooking the backyard, a walk-out to a large deck overlooking the backyard with Monolithic tempered glass railings and white oak hardwood flooring. The 6-piece ensuite features a double vanity with a HanStone quartz countertop, a freestanding Kohler deep soaker tub with marble tub deck, a double walk-in glass shower and a heated marble floor.



Outstanding Quality

*T*he second bedroom features a walk-in closet with built-in organizers, large corner windows with southern and western exposure, potlights, and white oak hardwood floor. The 3-piece ensuite features Vicostone quartz vanity counter, glass shower with rainfall and hand-held showerheads, and a heated porcelain floor.



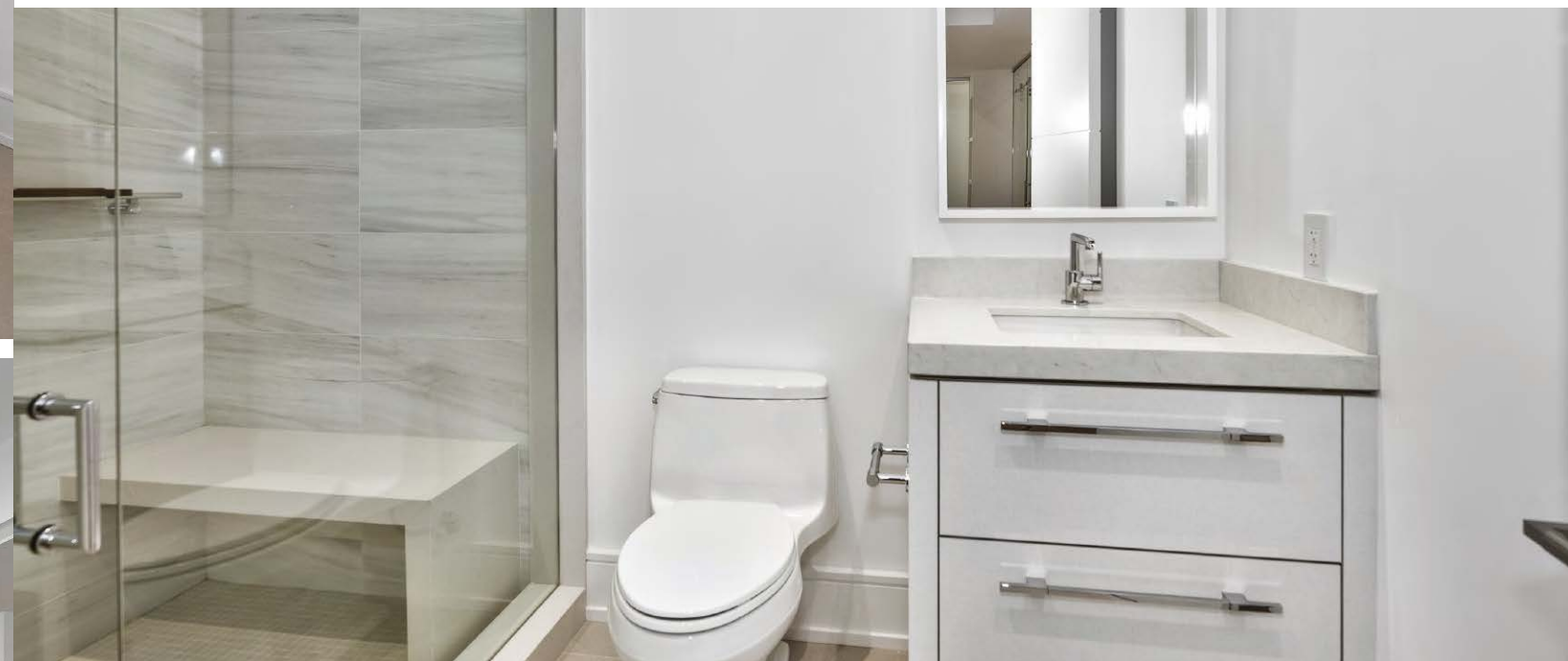
Epitome Of Style

*T*he third bedroom features a walk-in closet, built-in organizers, large corner windows with south & eastern exposure, potlights and white oak hardwood flooring. The 3-piece ensuite features a Vicostone quartz vanity counter, a glass shower with rainfall & hand-held showerheads and heated porcelain floor. The fourth bedroom features a walk-in closet, built-in organizers, a large window and a 4-piece ensuite.



Style With Substance

The lower level features a 5th bedroom/nanny suite with a large picture window with egress, a huge walk-in closet with built-in organizers and access to a walk-in storage room. There is also a 3-piece ensuite with Vicostone quartz vanity counter, glass shower with rainfall showerhead, and heated porcelain floor.



Sophisticated Presentation

*T*he recreation room features oversized windows, a wet bar with HanStone quartz countertop, a hidden dishwasher drawer and wiring for projector & wall mounted TV. The gym features sleek glass walls with a sliding glass door, built-in shelving, potlights and a heated cork floor. The 3-piece spa bathroom features a digitally controlled steam shower with Caesarstone shower bench and KStone vanity.



Backyard Oasis

The fully fenced, pool sized backyard features a covered front porch with flagstone floor and custom-stained red cedar lined ceiling with potlights, gas fireplace with custom Corten steel and stone surround, flagstone walkways, and professional landscaping.



Locality

*M*ississauga is a newer, vibrant community, formed in 1974 and recognized as Canada's 6th largest and fastest growing major City having a population of 707,000 with 14,000 new residents per year. Home to 53,000 businesses, great schools and a complete range of family activities. Recognized as one of the safest Cities in Canada for 7 years in a row, debt free with over \$800 million in reserves. Diversity and innate beauty makes Mississauga a preferred destination.

*G*et outside and explore Mississauga's quaint historic Villages and more than 481 parks and woodlands with serene, tranquil settings, constantly changing with the seasons, or watch the salmon migration on Credit River. Catch a glimpse of wildlife while strolling along 280 miles of waterfront trails stretching across the shores of Lake Ontario from Etobicoke Creek to the Oakville border.

*I*nspire yourself with Mississauga's world class art and theatre at the Living Arts Centre, rich with arts, culture and heritage. Or visit bustling Credit Village & Lakefront Marinas. Both first rate facilities becoming a boaters haven. Mississauga has something to offer everyone. If shopping is your desire, Square One is one of Ontario's largest shopping malls. Or shop at one of the wide selection of unique Boutiques, for those savvy Mississauga residents.

A Wonderful Place To Live!

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