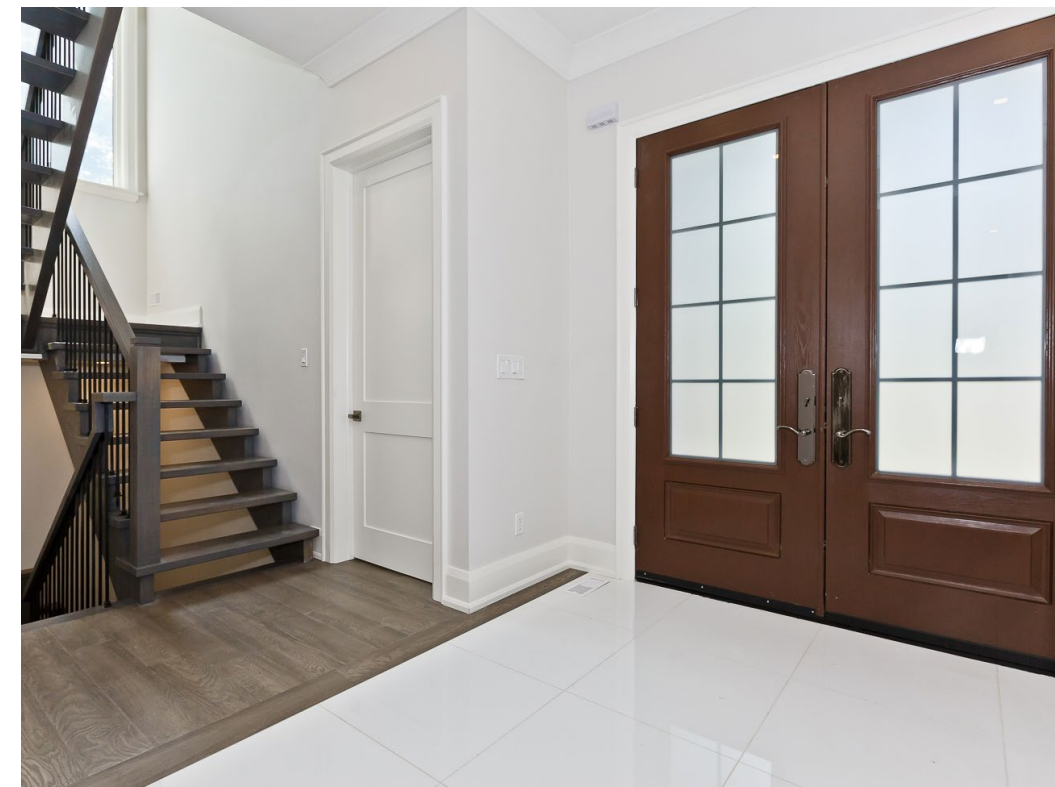


2331 HAMMOND ROAD

MISSISSAUGA, ONTARIO



Luxury and elegance awaits in this truly spectacular 5 bedroom, 5 bath home in desirable Sherwood Forest. Distinctive architecture by award winning David Small Designs, this impressive home features top quality and high end finishes. Stunning stucco and stone exterior, large principal rooms, magnificent kitchen with premium Jenn Air appliances that will bring out the Top Chef in you. Gracious family room with designer details. All bedrooms with en-suite spa-inspired luxurious bathrooms. 2nd floor skylight and open staircase. Finished basement with large recreation room, 6th bedroom and full bath. Premium 82 ft wide corner lot with no neighbours at one side. All this and much more in an upscale Mississauga neighbourhood. Welcome home.













MAIN FLOOR

LIVING ROOM/DEN

- 8ft solid wood doors with 4 bolt locking mechanism
- 24" x 24" porcelain tiles
- Floating solid wood oak staircase

LIVING ROOM/DEN

- Large windows overlooking the front
- Crown moulding
- 7" hardwood floor
- Pot lights
- Separate room

DINING ROOM

- 7" hardwood floor
- Crown moulding
- Customized open concept layout
- Walk-through to kitchen servery
- Pot lights
- Chandelier light fixture
- In-ceiling surround sound speaker system

KITCHEN

- Full custom kitchen
- Extended height solid maple cabinetry with crown moulding
- Soft close cabinets
- Imported tile backsplash, quartz counters
- Grey island with breakfast bar seating for 3
- High end stainless steel Jenn Air appliances:
 - Double wall ovens
 - 42" double door fridge with water and ice
 - 6 burner gas range
 - Dishwasher
 - Wine fridge
- Custom hood with fan insert
- 24 x 24" porcelain tiles
- Servery and separate pantry
- Large breakfast area
- Walk out to deck and backyard
- Pot lights and stylish pendant lighting

GREAT ROOM

- 7" hardwood floor
- Gas fireplace
- Crown moulding
- Large windows facing the backyard
- Pot lights
- In-ceiling surround sound speaker system

POWDER ROOM

- 24" x 24" porcelain tiles
- Custom vanity
- Decorative mirror & lighting

SECOND FLOOR

MASTER BEDROOM

- 7" hardwood floor
- Sitting area
- Coffered ceiling & pot lights
- Designer chandelier
- Large walk-in dressing room

MASTER ENSUITE: 5 PIECE

- 24" x 24" porcelain tiles
- Modern freestanding soaker tub
- Walk-in rainhead floor to ceiling frameless glass shower with porcelain tiles and mosaic tile detail
- Double sink custom vanity with quartz countertop
- Raised height vanity
- Designer light fixtures
- Pot lights
- Skylight

2nd BEDROOM

- 7" hardwood floor
- Double closet
- Oversized windows
- 4pc private en-suite bathroom:
 - Single floating vanity with ample storage
 - Quartz countertop
 - Rectangular porcelain floor and tub wall tile
 - Rainhead shower
 - Soaker tub

3rd BEDROOM

- 7" hardwood floor
- Double closet
- 'Jack and Jill' semi-ensuite bathroom shared with 4th bedroom

4th BEDROOM

- 7" hardwood floor
- Double closet
- 'Jack and Jill' semi-ensuite bathroom shared with 3rd bedroom

5th BEDROOM

- 7" hardwood floor
- Large windows
- Closet can be added in

SEMI EN-SUITE BATH

- Decorative framed mirrors and lighting
- Double sink custom vanity with quartz countertop
- Rectangular porcelain floor and wall tile
- Rainhead shower & soaker tub

HALLWAY

- Skylight
- 7" hardwood floor

LAUNDRY ROOM

- Front loading high end washer and dryer
- Sink with upper and lower cabinet storage
- Porcelain floor tile
- Quartz counters
- Large storage room



MAIN FLOOR - 1747 SQUARE FEET
SECOND FLOOR - 1970 SQUARE FEET
LOWER LEVEL - 1747 SQUARE FEET
TOTAL - 3717 SQUARE FEET
GARAGE - 418 SQUARE FEET

Measurements and Calculations are approximate.
 To be used as guidelines only.
www.measuredup.ca

FEATURES

- Custom built home with architecture by David Small Designs
- 5 + 1 bedrooms, 5 bathrooms
- 3717 sq ft above grade – total 5464 sq ft of finished living
- Premium corner lot at 82.34 x 110.18 ft
- Stone and stucco exterior
- 8ft entry doors, 8 foot doorways
- 10ft ceiling height on main, 9 ft on second floor & basement
- Solid wood doors throughout
- Smooth ceilings throughout
- 8" baseboards & upgraded trim throughout
- Hardwood floors and quality porcelain tiles
- Large basement windows
- Fully finished basement with large recreation room, pot lights, and 6th bedroom
- Double car garage
- Private driveway, total parking for 6 cars
- Skylights on 2nd floor
- Floating wood staircase
- Tarion warranty included



Tanya Crepulja

Broker

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TC | the **TANYA CREPULJA TEAM**
keeping it **REAL**

TCteam.ca

All information contained herein has been supplied by the Seller to the best of his knowledge. It is not warranted or guaranteed by Keller Williams. All measurements are approximate.

2331HammondRd.com

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