

# 3275 Greenbelt Cres, Mississauga

## Top Five Reasons You Will Love This Home

1. The cozy family room with wood burning fireplace (which the home owners have actually loved using).
2. The huge renovated ensuite bathroom featuring a large glass shower, separate shower and tub, and double sinks.
3. The master bedroom's walk in closet is big, with it's own window, and custom built in closet organizers.
4. The backyard gardens on this pie shaped lot are beautiful and lush, and offer a lot of privacy for your dinners on the patio.
5. The basement would make a great basement apartment with the separate entrance, rough in kitchen and bedroom.

## Top Five Reasons You Will Love This Neighbourhood

1. So many shopping options within a 10 minute radius - Erin Mills Town Centre, Toronto Premium Outlets, Heartland Town Centre, Meadowvale Town Centre, downtown Streetsville, and the SmartCentre at Winston Churchill and Highway 401.
2. Osprey Marsh is a 10 minute walk from this home, and is the perfect escape if you are looking for some peace and quiet with a beautiful view. Also, super close in nearby Meadowvale are Lake Aquitaine and Lake Wabukayne which offer nice walking trails around the lakes.
3. Commuting is a breeze with only a 10 minute drive to Lisgar and Meadowvale GO Train station, or 20 minutes to the Clarkson GO Train station on the Lakeshore line. This home's central location puts it within a 10 minute drive to Highway 403, Highway 401 and Highway 407.
4. Both public and Catholic elementary schools are within walking distance from home, and the high schools are only a five minute drive away.
5. The Lisgar Farmers Market sets up at the Lisgar GO Train station every Sunday between June and October, and has become a local draw since starting in 2015, with it's local produce, sweet treats, and food trucks. Check out [manyfeathers.ca](http://manyfeathers.ca) for the details.

## Property Updates

- Kitchen with granite counter top and backsplash (2012)
- Master ensuite bathroom with large glass shower, separate tub/shower, double sink vanity (2013)
- Custom closet organizers in large master bedroom walk in closet
- Garage door (2015)
- Most windows (2010)
- Furnace and A/C (2013)
- Roof (2009)
- Exterior pot lights
- Nest thermostat

## Public Schools

Osprey Woods P.S. with French Immersion, K-5, 14 min walk

Lisgar Middle, 6-8, 5 min drive

Meadowvale, 9-12, 3 min drive

## Catholic Schools

St. Edith Stein, K-8, 6 min walk

Our Lady of Mount Carmel, 9-12, 5 min drive

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**For more information, floor plan, and photos visit [www.3275Greenbelt.com](http://www.3275Greenbelt.com)**

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