

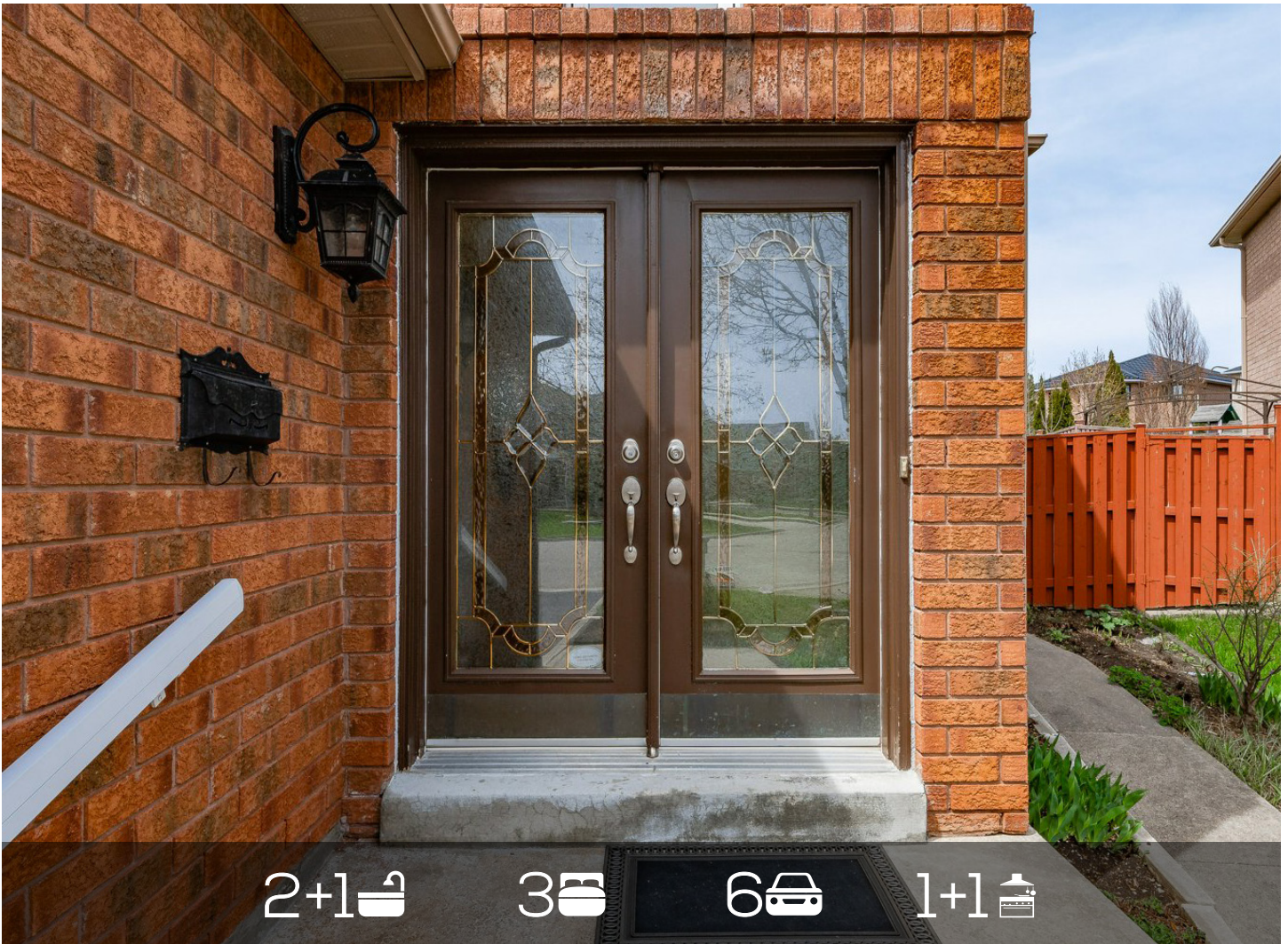


5559 WHEATLAND COURT

MISSISSAUGA, ONTARIO



THE
COLEMAN-RUIZ
TEAM
RAISING THE BAR



WELCOME TO 5559 WHEATLAND COURT

LISTED FOR THE FIRST TIME ON MLS!

Listed for sale for the first time since it was purchased from the builder! This stunning raised bungalow will make you feel at home from the moment you step through the door. The love and care that has been given to this family home is evidence to buyers that they are buying a great house. The large driveway and 2 car garage will ensure that parking is never a concern, and the quiet cul-de-sac provides a safe street for children. The large foyer and entrance through the garage into the laundry room provide space to remove shoes and coats.

Up only a few steps you will find the main floor, which is mix of classic, stunning hardwood floors and tile. The open concept will make entertaining a delight and the walk-out patio from the kitchen and dining areas is perfect for the warm weather. The primary bedroom is filled with natural light from the bay window and complete with his and hers closet, as well as an ensuite bathroom.

The massive, finished basement is ready for anything your family needs. Add a bedroom, an office or simply leave it as the incredible entertaining space it currently is. A full kitchen and 2-piece bath make this the perfect basement for anything you need.

This home is ready to bring love and joy to its next family. If you hurry, it could be yours!















FLOOR PLANS

Main Floor Exterior Area 1430.92 sq ft
 Interior Area 1305.77 sq ft
 Excluded Area 376.68 sq ft



Basement (Below Grade) Exterior Area 1448.34 sq ft
 Interior Area 1312.39 sq ft



FLOOR PLANS

Main Building: Total Exterior Area Above Grade 1430.92 sq ft



FEATURES

MAIN FLOOR

- Ground level laundry
- Hardwood stairs
- Hardwood floors in living room/bedrooms
- Tile kitchen and bathrooms
- Open concept
- Freshly painted 4-piece bathroom
- No bedrooms sharing walls
- California shutters
- Gas fireplace
- Primary room
 - 3-piece ensuite bath
 - Bay window in primary room
 - Large space with plenty of room for king bed
 - His & Her closets
- Full kitchen including:
 - Stainless steel gas stove w/ range
 - Stainless steel dishwasher
 - Stainless steel double door fridge
 - Stainless steel double sink with window overlooking the backyard
 - Island

BASEMENT

- Large basement windows
- Open concept
- Full kitchen including
 - Stainless steel gas stove with range
 - Stainless steel dishwasher
 - Stainless steel double door fridge
 - Stainless steel double sink
 - Island
- Utility room clean and well-kept with oversize stainless-steel sink
- Cold cellar with sink and storage shelves
- Storage area clean and well-kept with large crawl space for extra storage
- 2-piece bathroom

EXTERIOR

- Massive pie lot - 197.92 ft x 116.66 ft x 128.17 ft x 9.43 ft x 9.43 ft x 9.43 ft
- Newer garage doors (2019)
- Brick exterior
- Established gardens
- Garden shed with greenhouse
- Large garden in backyard Pear, Cherry, Mulberry and Apple tree's
- Located on a private and quiet cul-de-sac
- Gas line for BBQ outside
- Gas line to Garage

AREA

- 10 minute drive to 403
- 4 minute drive to BraeBen Championship 18-hole Golf Course & Driving Range
- 7 minute drive to Heartland Town Centre
- 15 minutes to Meadowvale GO Station
- Close to schools, restaurants, and shopping

HOME

- Home built: 1998
- Furnace: 2018
- Roof: 2011
- Rentals: Hot water Tank - \$37/month
- Property Taxes: \$5,589.32 (2022)



THE COLEMAN-RUIZ TEAM

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INDEPENDENTLY OWNED & OPERATED