

Gorgeous, renovated Mineola home in the perfect location!



1406 Lochlin Trail

The Perfect Location

Gorgeous, renovated Mineola home in the perfect location! Spectacular 80 x 150 ft beautifully landscaped lot – total privacy. Open concept kitchen overlooking beautiful back gardens. Lovely formal living and dining room. Main floor den/ family room. Professionally finished lower level with rec room and possible 4th bedroom.

This home is perfect for everyday living and entertaining. Expansive stone patio and firepit in back offers a calm and serene escape. Large double car garage, 8 car parking. Walk to GO, Port Credit Village, Mentor College, Port Credit High School, Mineola Public School. Close to highways. 15 minutes to airport and 20 minutes to downtown Toronto.

















FEATURES AND EXTRAS

Samsung S/S Fridge
S/S Stove/Oven
Miele S/S Dishwasher
Miele S/S Microwave
Faber Rangehood
Washer and Dryer
Window Coverings
Electric Light Fixtures
Gas fireplace in living room

- Renovations (2012-2014):
- Second floor completely renovated and reconfigured
- Primary suite renovated including addition of:
- 5 piece ensuite with heated floors, walk-in closets, quality oak hardwood floors
- Kitchen refaced
- Lower level completely renovated with engineered hardwood floors
- Exterior of home completely redone/

refaced including stone, stucco, windows, doors

- Upgraded thermal pane windows and doors
- Quality wood framed Anderson casement windows
- Back water valve
- Extensive professional landscaping including backyard cedar shed, patio, stone work – approximately \$300,000
- Lawn sprinkler system with rain sensor
- Landscape lighting

- Driveway paved and stone framed
- Garage doors replaced along with opener
- Roof – architectural shingles
- Heating system – state of the art combi warm air furnace and endless hot water heater Veissmann (2018) – owned

Property Tax \$9,649.86 – 2022

SCHOOLS

With excellent assigned and local public schools very close to this home, your kids will get a great education in the neighbourhood.

Mentor College Private School
Grades PK to 12
Mineola PS
Grades PK to 6

Forest Avenue PS
Grades PK to 6
É Élé Horizon Jeunesse
Grades PK to 6
Queen Elizabeth Sr PS
Grades 7 to 8
ÉS Gaélan Gervais
Grades 7 to 12
Port Credit SS
Grades 9 to 12

PARKS & REC

This home is located in park heaven, with 3 parks and a long list of recreation facilities within a 20 minute walk from this address.

SPRUCE PARK
280 Angelene St
9 mins

LYNDWOOD PARK
495 Atwater Ave
10 mins

DELLWOOD PARK
598 Arbor Rd
13 mins

FACILITIES WITHIN A 20 MINUTE WALK

- 4 Playgrounds
- 1 Rink
- 3 Tennis Courts
- 3 Basketball Courts
- 2 Ball Diamonds
- 2 Sports Fields
- 1 Sports Court
- 2 Trails

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 3 minute walk away and the nearest rail transit stop is a 19 minute walk away.

NEAREST RAIL TRANSIT STOP
Port Credit
19 mins

NEAREST STREET LEVEL TRANSIT STOP
Mineola Rd At Lochlin Trail
3 mins

SAFETY

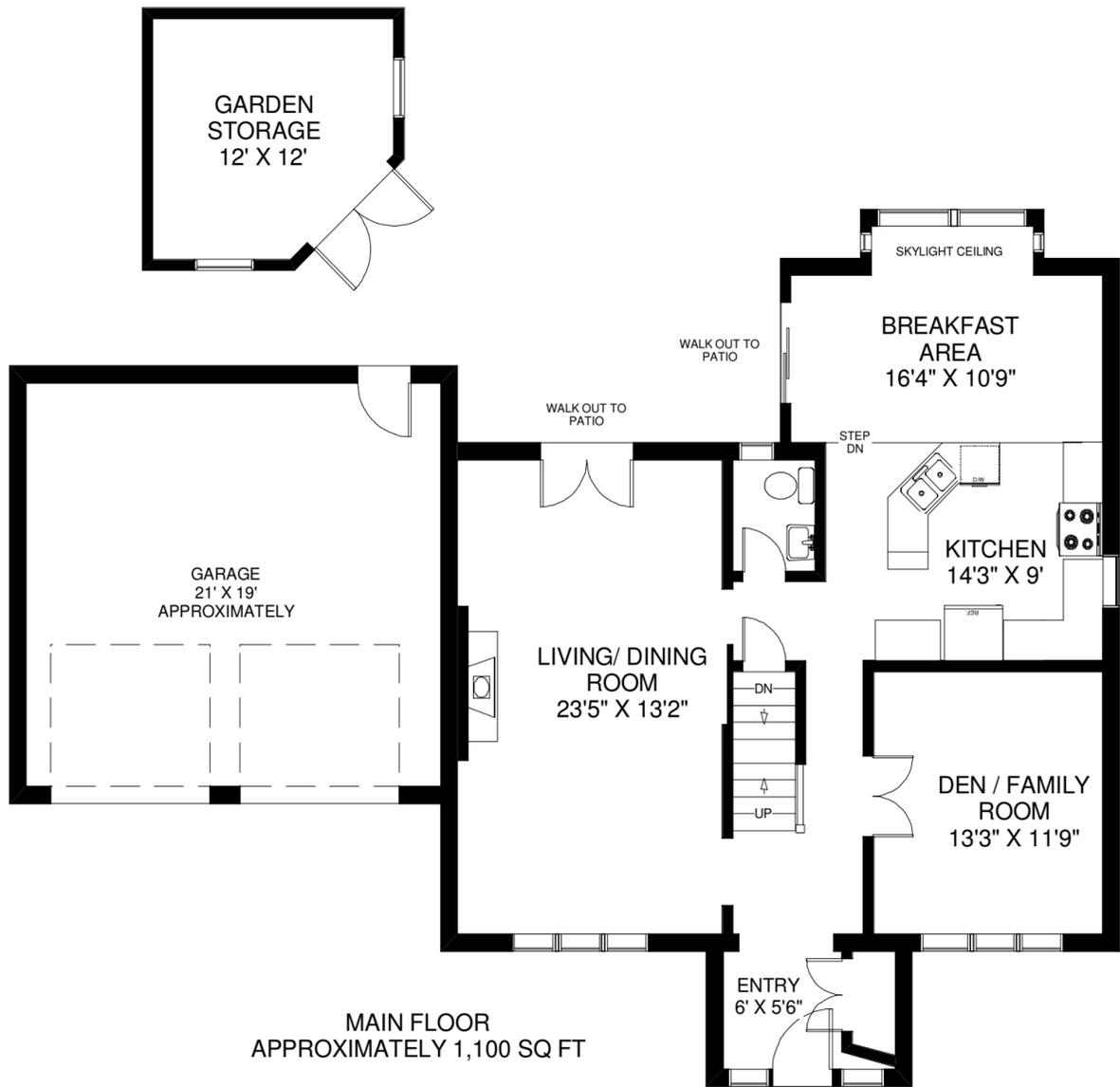
With safety facilities in the area, help is always close by. Facilities near this home include a police station, a fire station, and a hospital within 1.93km.

TRILLIUM HEALTH PARTNERS - MISSISSAUGA HOSPITAL
100 Queensway W

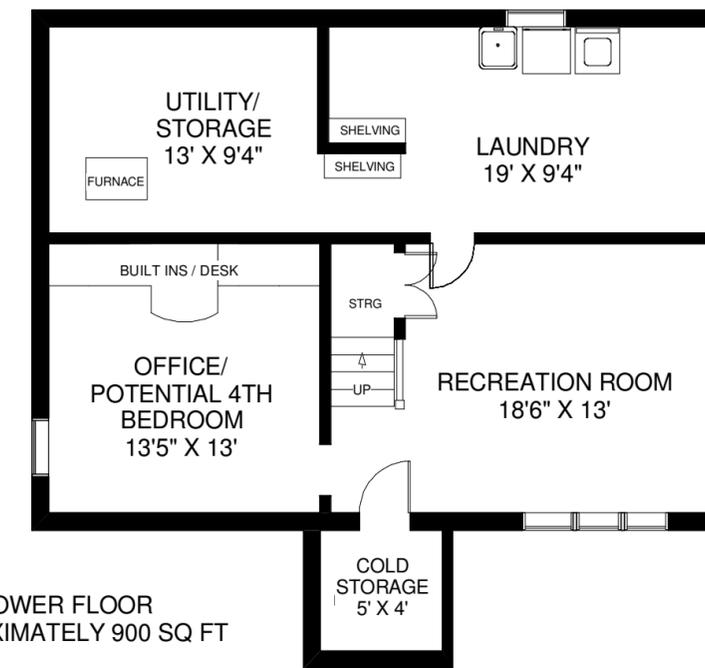
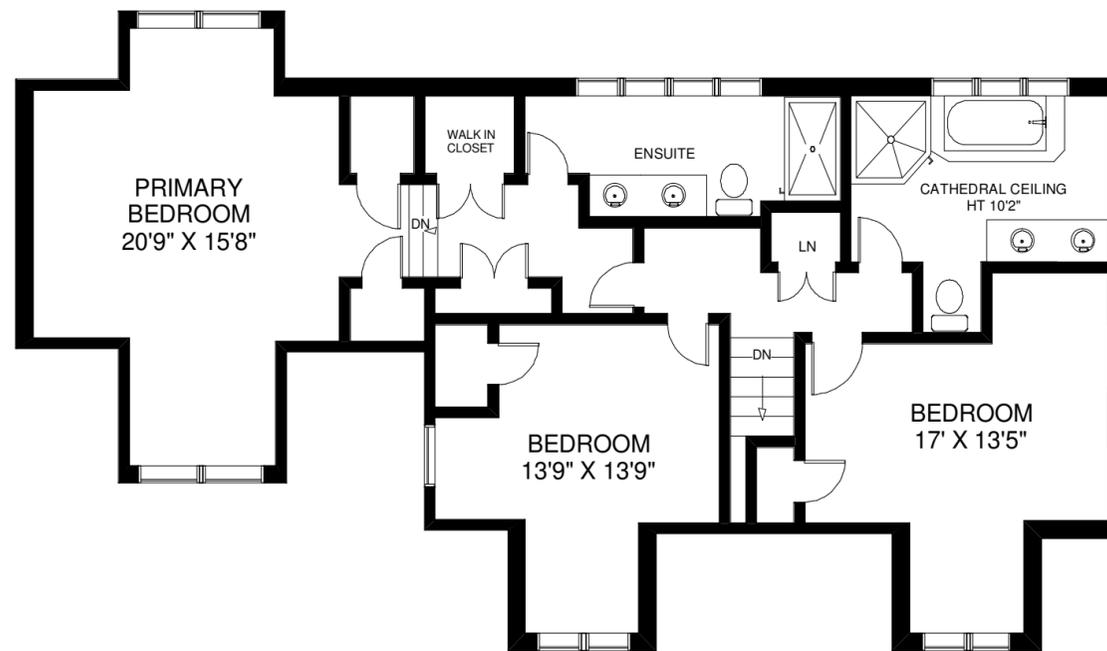
FIRE STATION
710 Third St

POLICE STATION
49 S Service Rd





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





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Dzulynsky**

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