

# 1527 Green Glade

Mississauga, Ontario



**SCHIAVONE  
DIAMOND**

**ROYAL LEPAGE**  
Royal LePage Real Estate Services Ltd., Brokerage



Welcome Home



# Luxurious Living











Upper  
Level









# Basement



# Great for Entertaining!



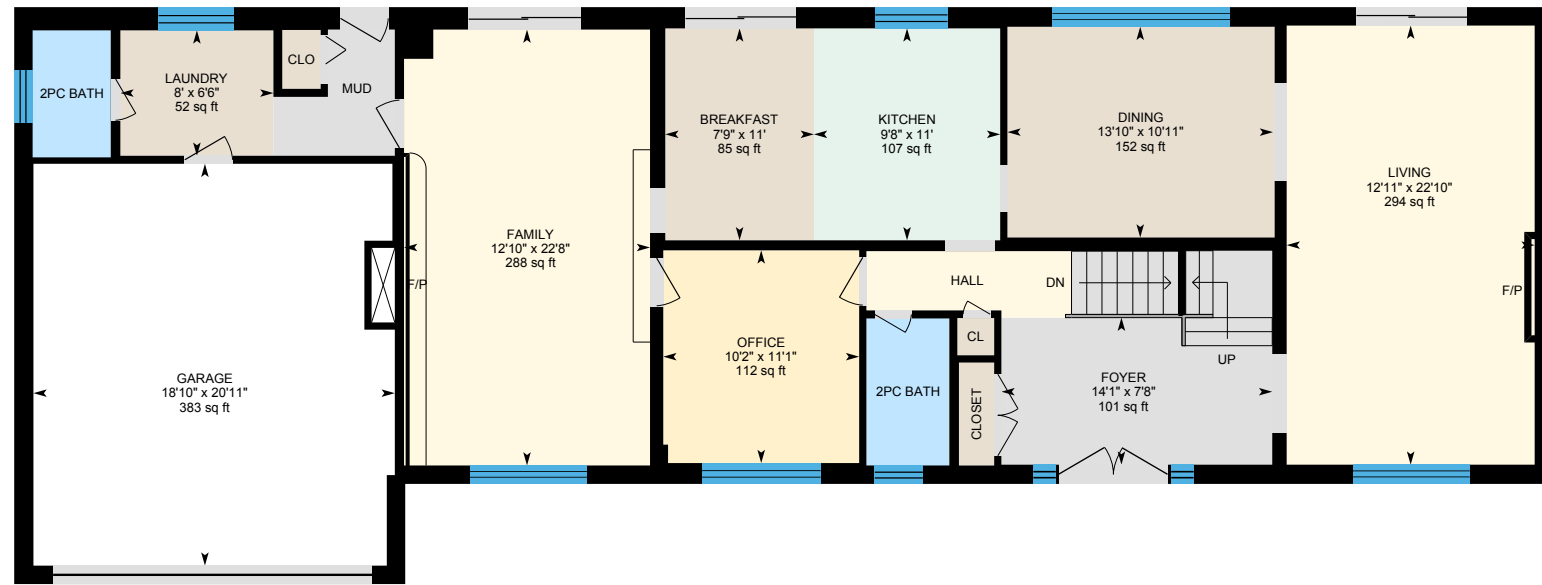
# Backyard Retreat



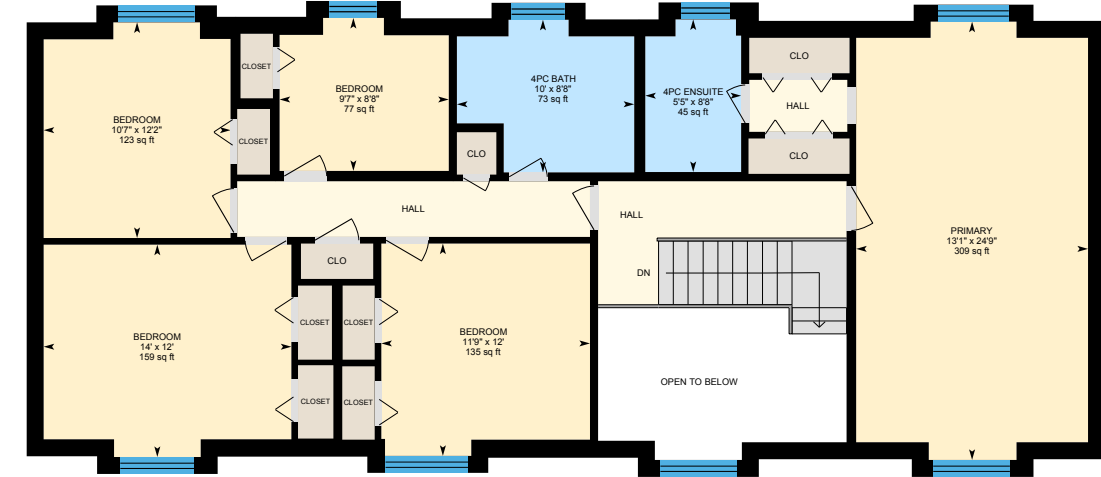
# Floor Plans

# 1527 Green Glade

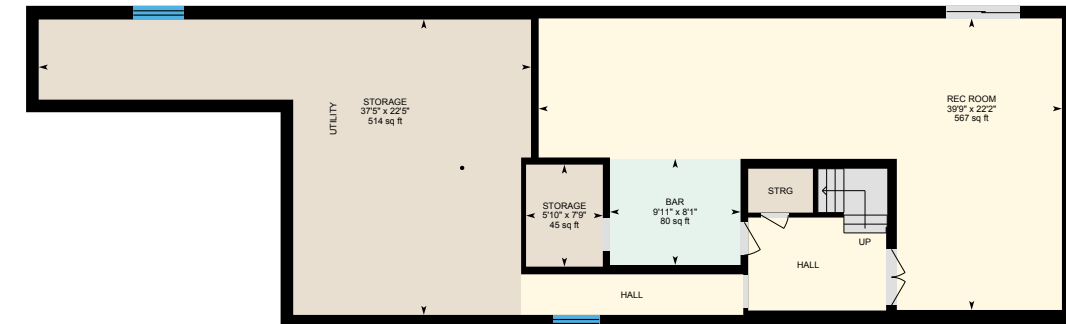
**Main Floor** Exterior Area 1638.34 sq ft  
Interior Area 1462.99 sq ft  
Excluded Area 433.58 sq ft



**2nd Floor** Exterior Area 1450.81 sq ft  
Interior Area 1278.03 sq ft  
Excluded Area 106.62 sq ft



**basement (below grade)** Exterior Area 1013.00 sq ft  
Interior Area 1422.66 sq ft



\* Floor plans may not be exactly as shown

# Features

# 1527 Green Glade

## MAIN LEVEL

### Foyer 14'1 x 7'8

Double door entry with sidelight windows, open to second level, brass chandelier, double door coat closet, hardwood stairs & railing with iron balusters and broadloom runner

### Living Room 22'10 x 12'11

Hardwood floor, wood-burning fireplace with marble surround and white mantle, crown moulding, large south-facing window, sliding glass patio doors to rear deck

### Dining Room 13'10 x 10'11

Hardwood floor, crown moulding, antiqued brass chandelier, large bay window with window seat overlooking back yard

### Kitchen 11'0 x 9'8

Tile floor, oak cabinetry, Corian counters, double undermounted stainless steel sink, chrome pull-out faucet, glass tile backsplash, Kenmore smooth-top cooktop, Kenmore built-in above-the-range microwave, Kenmore fridge, Frigidaire built-in wall oven, Bosch built-in dishwasher, pot lights, under-cabinet lighting, large sink window overlooking back yard

### Breakfast 7'7'0 x 7'9

Tile floor, wrought iron chandelier, sliding glass patio door walk-out to back deck

### Family Room 22'8 x 12'10

Sunken family room with hardwood parquet floor, wood-burning fireplace with brick wall surround and full-length hearth, chandelier, large south-facing window, sliding glass patio door walk-out to rear deck

### Office/Den 11'1 x 10'2

Hardwood floor, large south-facing window

### 2pc Bath

Tile floor, pedestal sink, window with front yard view

### Mudroom/Laundry 8'0 x 6'6

Broadloom, storage closet, built-in storage shelves, laundry chute from second level, Eaton Viking washer and dryer, laundry sink and faucet, inside entry from garage, door to back deck, window overlooking back yard

### 2pc Bath

Floating vanity with integrated sink and counter, pebbled glass window

## BEDROOM LEVEL

### Primary Bedroom 24'9 x 13'1

Hardwood floor, ceiling fan, His & Hers double door closets, 2 windows, north and south-facing, overlooking front and back yards

### 4pc Ensuite Bath

Tile floor, white vanity with integrated sink and counter, chrome faucet and fixtures, Toto toilet, deep jetted soaker tub/shower combination with tile surround, window overlooking rear yard

### 2nd Bedroom 12'0 x 11'9

Hardwood floor, wall-to-wall closets, ceiling fan, south-facing window overlooking front yard

### 3rd Bedroom 14'0 x 12'0

Hardwood floor, wall-to-wall closets, ceiling fan, south-facing window overlooking front yard

### 4th Bedroom 12'2 x 10'7

Broadloom, closet, ceiling fan, window overlooking rear yard

### 5th Bedroom 9'7 x 8'8

Broadloom, closet, ceiling fan, window overlooking rear yard

### 4pc Bath

Vinyl floor, double white vanity with laminate counter and double sinks, chrome faucets, large glass door shower with tile surround, 2 pendants above sinks, window overlooking rear yard

## LOWER LEVEL

### Recreation Room 39'9 x 22'2

Berber broadloom, sliding glass patio doors to back yard patio, wet bar

### Storage 7'9 x 5'10

### Utility Room/Storage 37'5 x 22'5

## EXTERIOR & ADDITIONAL FEATURES

Attractive brick exterior with Mansard roof and dormer windows, interlock stone walkway and stone knee walls, professionally landscaped with perennials and mature trees, double car garage and driveway parking for 6 cars.

Black wrought iron fence for an unobstructed forest view, large wood deck spanning the width of the home, in-ground pool with aggregate stone skirting and interlock stone patio.

## SCHOOL INFORMATION

### Public

#### • Clarkson (JK - Gr 5)

888 Clarkson Road 905-823-4470

#### • Whiteoaks (French Imm. Gr 1 - 5)

1690 Mazo Crescent 905-822-0451

#### • Green Glade Senior (Gr 6-8) (Ex. French)

1550 Green Glade 905-822-8386

#### • Hillcrest Middle (French Imm. Gr 6 - 8)

1520 Springwell Avenue 905-822-1657

#### • Clarkson Secondary (Gr 9 - 12) (French Imm.)

2524 Bromsgrove Road 905-822-6700

#### • Lorne Park Secondary (Ex. French Gr. 9 - 12)

1324 Lorne Park Road 905-278-6177

### Catholic

#### • St. Christopher Elementary (JK-Gr 8) (French Gr 5-8)

1195 Clarkson Road 905-822-0721

#### • St Margaret of Scotland Elementary (French Gr 5-8)

2266 Council Ring Road 905-820-5115

#### • Iona Secondary School (Gr 9-12)

2170 South Sheridan Way 905-823-0136

#### • Loyola Secondary (Ex. French/French Imm. Gr 9 - 12)

4010 Sladeview Crescent 905-820-9822



For more information & pictures visit:  
**SchiavoneDiamond.com**



**Bill Schiavone**

Broker

**Tel 905.338.3737**

Cell 416.999.6084

Fax 905.338.7351

Bill@SchiavoneDiamond.com



**Steve Diamond**

Sales Representative

**Tel 905.338.3737**

Cell 416.566.9496

Fax 905.338.7351

Steve@SchiavoneDiamond.com

ALL information contained herein has been supplied by the Seller to the best of their knowledge and while deemed accurate is **NOT** guaranteed by Royal LePage Real Estate Services Ltd., Brokerage. ALL measurements are approximate.