

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 Gaétan 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.

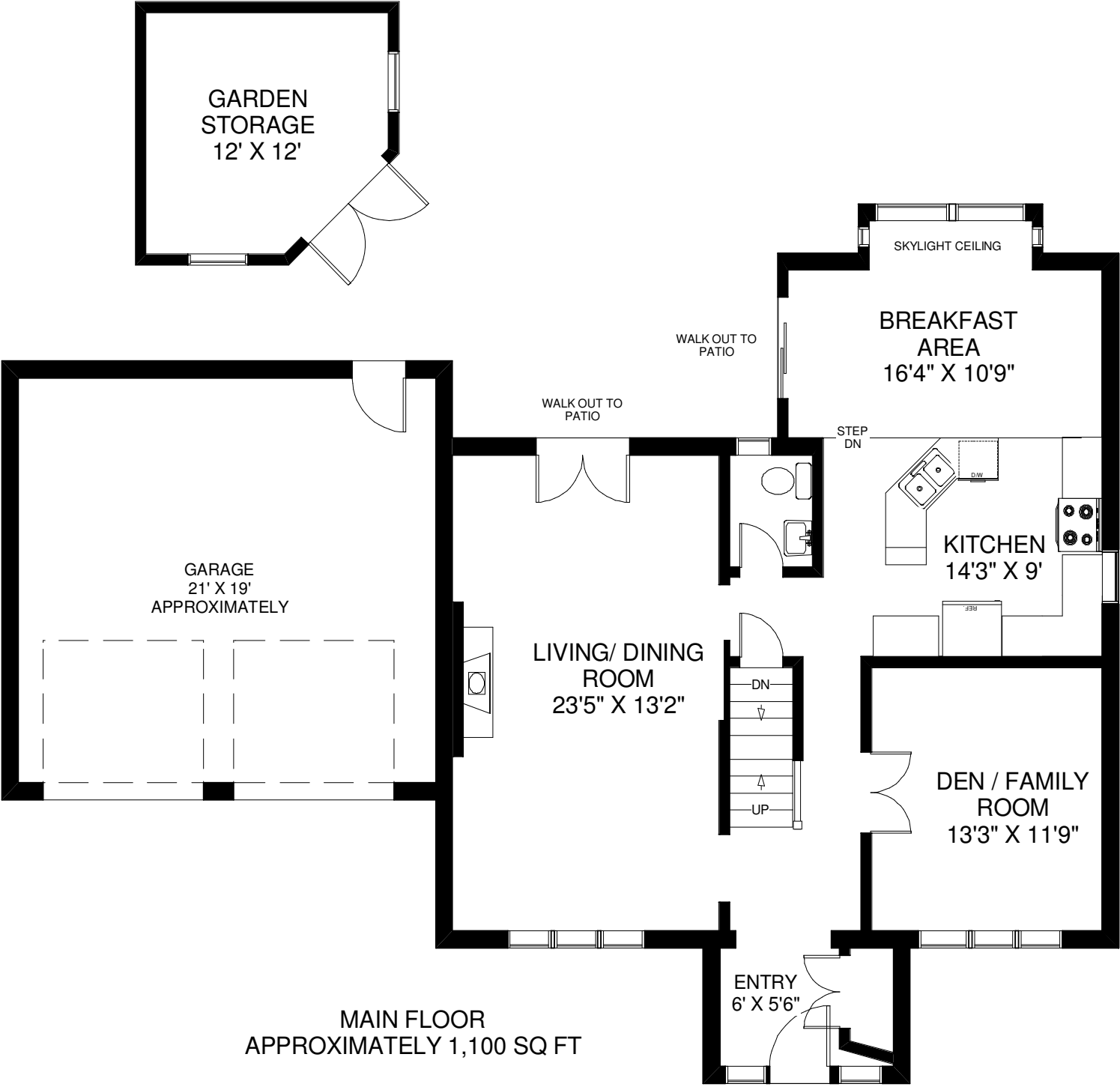
**TRILLIUM HEALTH PARTNERS - MISSISSAUGA HOSPITAL**  
100 Queensway W

**FIRE STATION**  
710 Third St

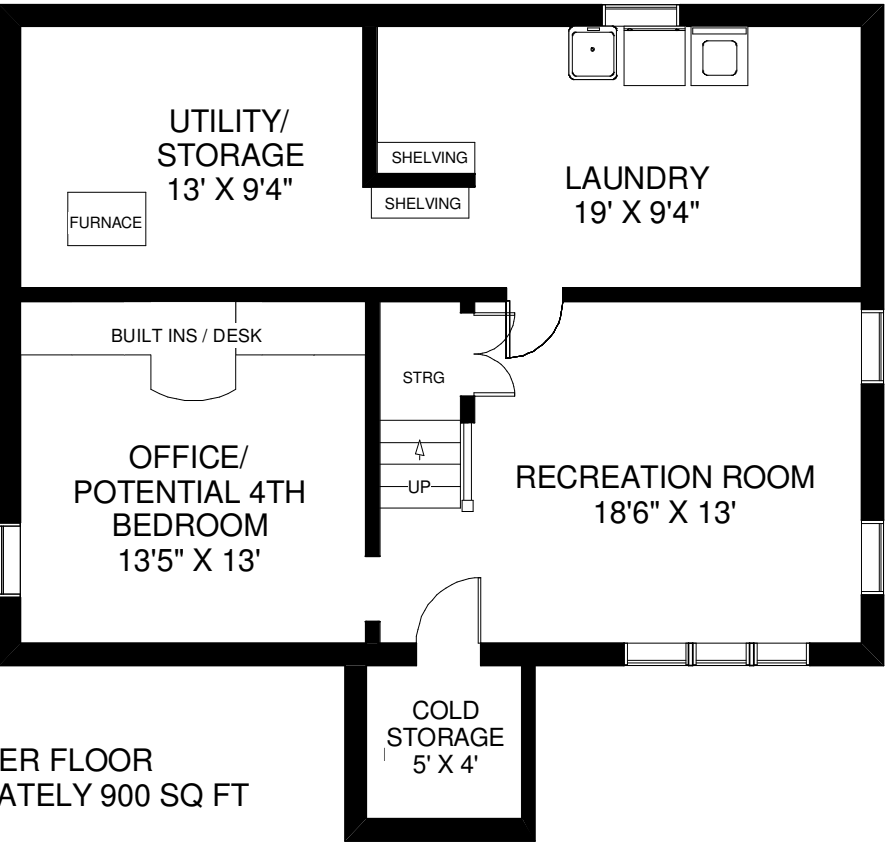
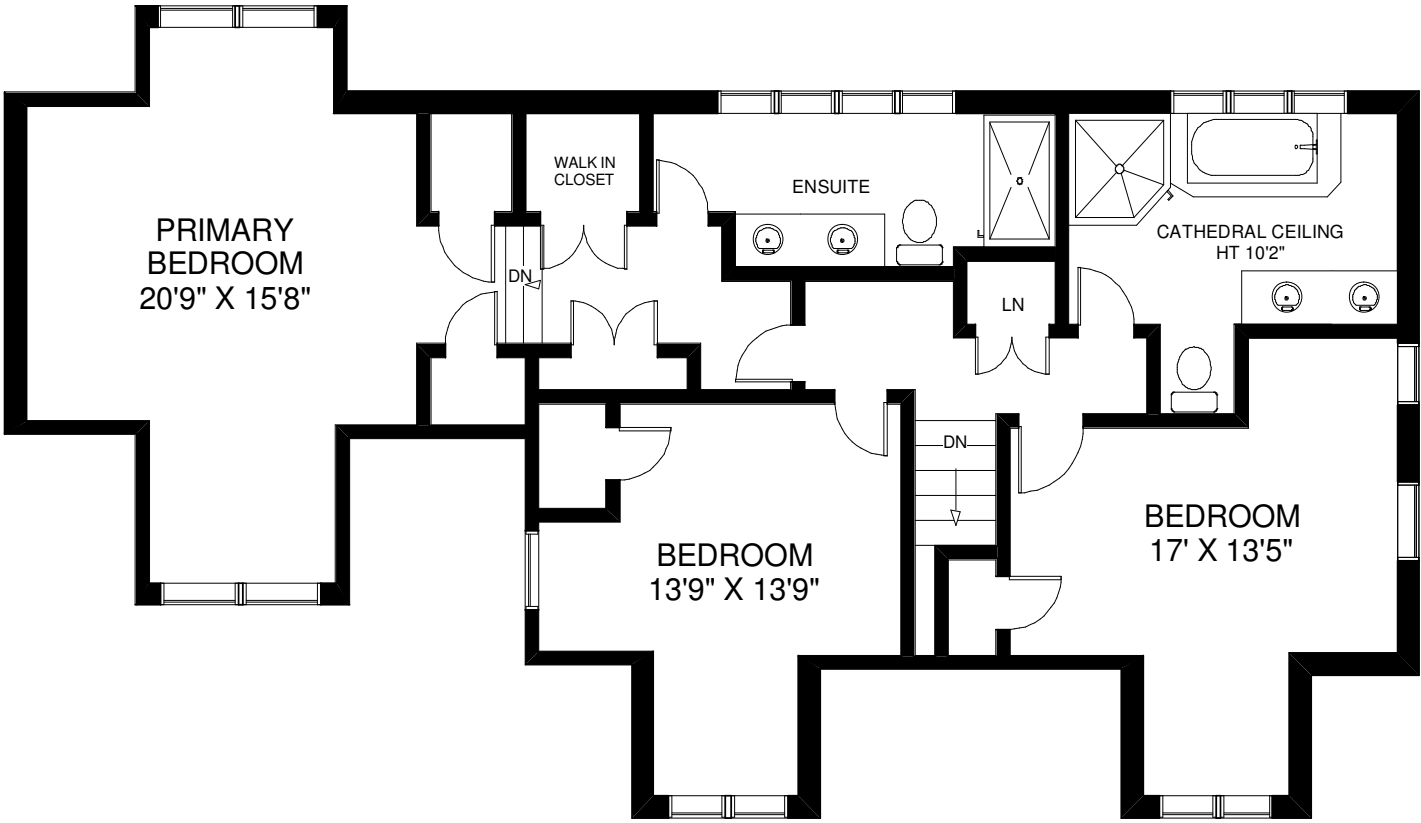
**POLICE STATION**  
49 S Service Rd







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







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