

3335 SMOKE TREE ROAD

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KORMENDYTROTT.COM





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3 BEDROOMS



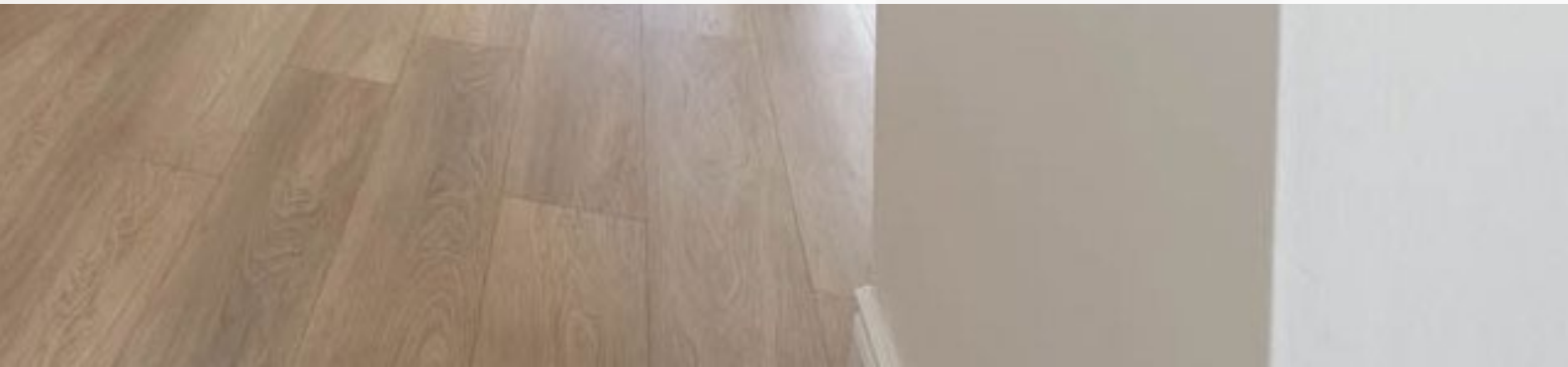
3.5 BATHS



1,940 SQ.FT



4 PARKING







welcome
home

CONTACT THE KORMENDY TROTT TEAM
TODAY FOR MORE INFORMATION:

1 (800) 617-0090
info@kormendytrott.com

“THE
KITCHEN
IS THE
HEART
OF THE
HOME”





main floor







second floor





Basement







what

OUTSIDE

- Widened driveway with paver stone walkway and stone steps to front entrance
- Double car garage with garage door openers and inside entry
- Fully fenced backyard
- Large paver stone patio with garden niche and natural gas line

GROUND FLOOR

- Steel front door with glass insert and sidelights
- Laundry with Maytag® washer and dryer (2022) and garage access
- Modern staircase with hardwood steps, white risers, Newel posts and iron pickets
- Great room with double-sided natural gas Lennox® fireplace with stone feature

KITCHEN

- Shaker-style cabinets with crown moulding and linear door pulls
- Under cabinet valance and lighting
- Herringbone marble backsplash
- Quartz countertops with undermount sink and single hole faucet
- Island with waterfall quartz counter
- Stainless steel appliances including 5 burner gas range
- Vaulted smooth ceiling with pendant and pot lighting
- Open to dining/living area with fireplace and media nook
- Sliding door to patio

SECOND FLOOR

- Primary bedroom with walk-in closet and ensuite bath
- Renovated ensuite bath features porcelain floor tiles, deep soaker tub, modern vanity with marble countertop and vessel sink with single hole faucet, corner shower with mosaic and 12" x 24" tile and recessed soap niche.
- Main bath features a modern vanity with quartz countertop, vessel sink with single hole faucet, over-sized shower with glass sliding door and porcelain wall tiles

BASEMENT

- Fully finished
- Pot and scone lighting throughout
- Custom storage cabinetry
- Office
- Separate den
- Movie room with pre-wired 7.1 surround sound
- 3-piece bathroom
- Utility room
- Storage area

MISCELLANEOUS

- Aria® air vents
- Premium wall paint throughout (2025)
- Luxury wide-plank laminate flooring throughout (2024)
- Roof shingles replaced in 2013
- Windows replaced in 2018 (Primary bedroom and sliding door excluded)
- Air conditioner replaced in 2020
- GeneralAire® central humidifier
- Carrier® furnace under rental contract with Enercare® (\$96.45/mo)
- Hot water heater under rental contract with Reliance® (\$49.66/mo)

As included

specifications

TYPE	Detached
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LEVELS	2
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YEAR BUILT	1998
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SQUARE FEET	1,940SQFT
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BEDROOMS	3
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BATHROOMS	
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4 Piece	1
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3 Piece	2
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2 Piece	1
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LAUNDRY	Lower
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DRIVEWAY PARKING	2
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GARAGE PARKING	2
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FRONT EXPOSURE	South
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LOT	Frontage: 32.35FT Depth: 109.91FT
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2024 PROPERTY TAXES	\$6,210
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EST. RENTAL INCOME	\$3,800
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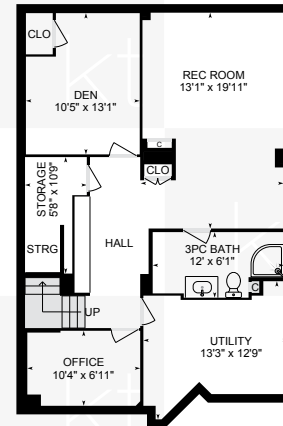
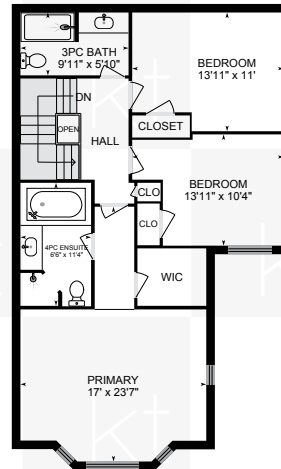
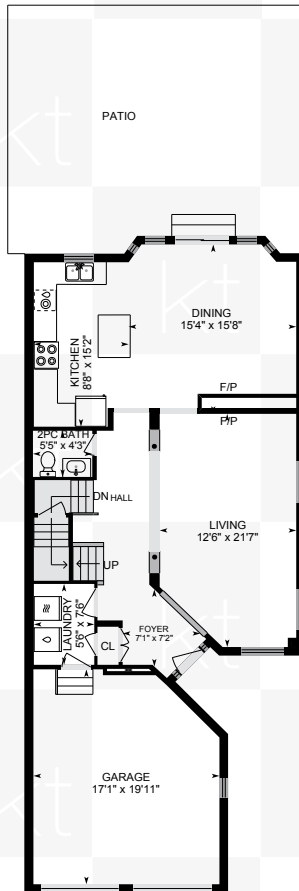
*Room sizes, year built, lot dimensions, taxes and all other specifications are approximate.

Square footage source: Floorplan. Buyers and/or their agent are responsible for determining exact figures.

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Measurements and calculations are approximate
To be used as guidelines only

0 7 14
ft



neighbourhood

WELCOME TO LISGAR.

Lisgar is a peaceful, family-focused community nestled in northwest Mississauga. Known for its quiet, tree-lined streets and a welcoming vibe, this neighbourhood offers a balanced blend of suburban comfort and urban convenience. A major draw for families is the presence of several top-rated schools within walking distance, providing a safe, friendly environment for children to learn and play. Commuters appreciate quick access to highways 401, 407, and 403 and nearby GO Transit options, making travel to surrounding areas both easy and efficient.

One of Lisgar's highlights is its abundance of green spaces. Parks like Osprey Marsh and Tobias Mason Park provide walking trails, playgrounds, and picturesque ponds, perfect for outdoor enthusiasts or those looking to enjoy a stroll with family and friends. The local parks also host community events throughout the year, fostering a close-knit feel and encouraging residents to get involved.

For daily needs, the neighbourhood boasts a variety of shopping, dining, and entertainment choices along Winston Churchill Boulevard and within the larger Meadowvale Town Centre area. You'll find everything from cozy coffee shops to bigger box stores, ensuring that most essentials are just minutes away. The local community center also offers fitness facilities, sports programs, and other recreational activities for all ages.

Lisgar's welcoming charm, convenient location, and wide range of amenities make it an ideal place to settle down. Whether you want to raise a family or enjoy a quieter pace, this vibrant corner of Mississauga will surely impress.

SCHOOLS.



KINDREE PUBLIC SCHOOL (PK - 5)

7370 Terragar Blvd
(905) 824-8371

1MIN 5MIN

LISGAR MIDDLE SCHOOL (6-8)

6755 Lisgar Dr
(905) 785-0105

3MIN 19MIN

MEADOWVALE SECONDARY SCHOOL (9 - 12)

6700 Edenwood Dr
(905) 824-1790

4MIN 22MIN

SAINT ALBERT OF JERUSALEM ELEMENTARY SCHOOL (PK - 8)

7185 Rosehurst Dr
(905) 785-9298

2MIN 7MIN

OUR LADY OF MOUNT CARMEL SECONDARY SCHOOL (9 - 12)

3700 Trelawny Cir
(905) 824-1025

3MIN 19MIN

AMENITIES.



SHOPPING PLAZA

1MIN 6MIN

– Tim Hortons, Metro, Heritage fish and chips, Ginos pizza, Lionheart Pub and Restaurant, Osmows Shawarma, Scotiabank

MEADOWVALE TOWN CENTRE

6MIN 35MIN

– Metro, Canadian Tire, Shoppers Drug Mart, LCBO, Cora's Breakfast & Lunch, Goodlife Fitness, McDonald's, Swiss Chalet + much more!!

TOBIAS MASON PARK

3MIN 8MIN

– 1 Playground, 2 Sports Fields, 1 Ball Diamond

STONEWOOD PARK

4MIN 4MIN

– 1 Playground, 3 Sports Fields, 2 Basketball Courts, 2 Multi-Use Pads

HWY 401

7MIN

HWY 407

4MIN

LISGAR GO

3MIN

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SOCIAL

