

1438 Haig Blvd
Mississauga



WELCOME

Nestled in the up and coming Lakeview community amidst lush greenery lies the epitome of contemporary luxury living. This ultra modern residence situated on half an acre of land and boasting over 11,000 square feet of living space is a true masterpiece of design and functionality! Designed seamlessly to blend in with its environment, this beauty is an entertainer's dream with multiple terraces that each offer its own distinct panorama. The sleek Italian kitchen cabinetry with oversize island sets the stage for culinary excellence, while the roughed-in underground parking garage provides ample space for your automobile collection. Expect durability with interior hydronic radiant heated floors, heated driveways, and steel-framed construction. Embracing the latest technological advances, this home is equipped with smart home capabilities allowing for effortless control, wherever you are. With built-in speakers throughout and multiple fireplaces, the perfect ambiance can be achieved for any occasion! Step outside and discover your private resort-like oasis complete with an inground pool, hot tub, and fully equipped outdoor kitchen, perfect for entertaining family and friends. Every detail meticulously considered from the high end kitchen selections to all the exquisite finishes, ensuring a refined experience of unmatched luxury!

For a comprehensive list, please see the feature sheet toward the end of the catalogue.





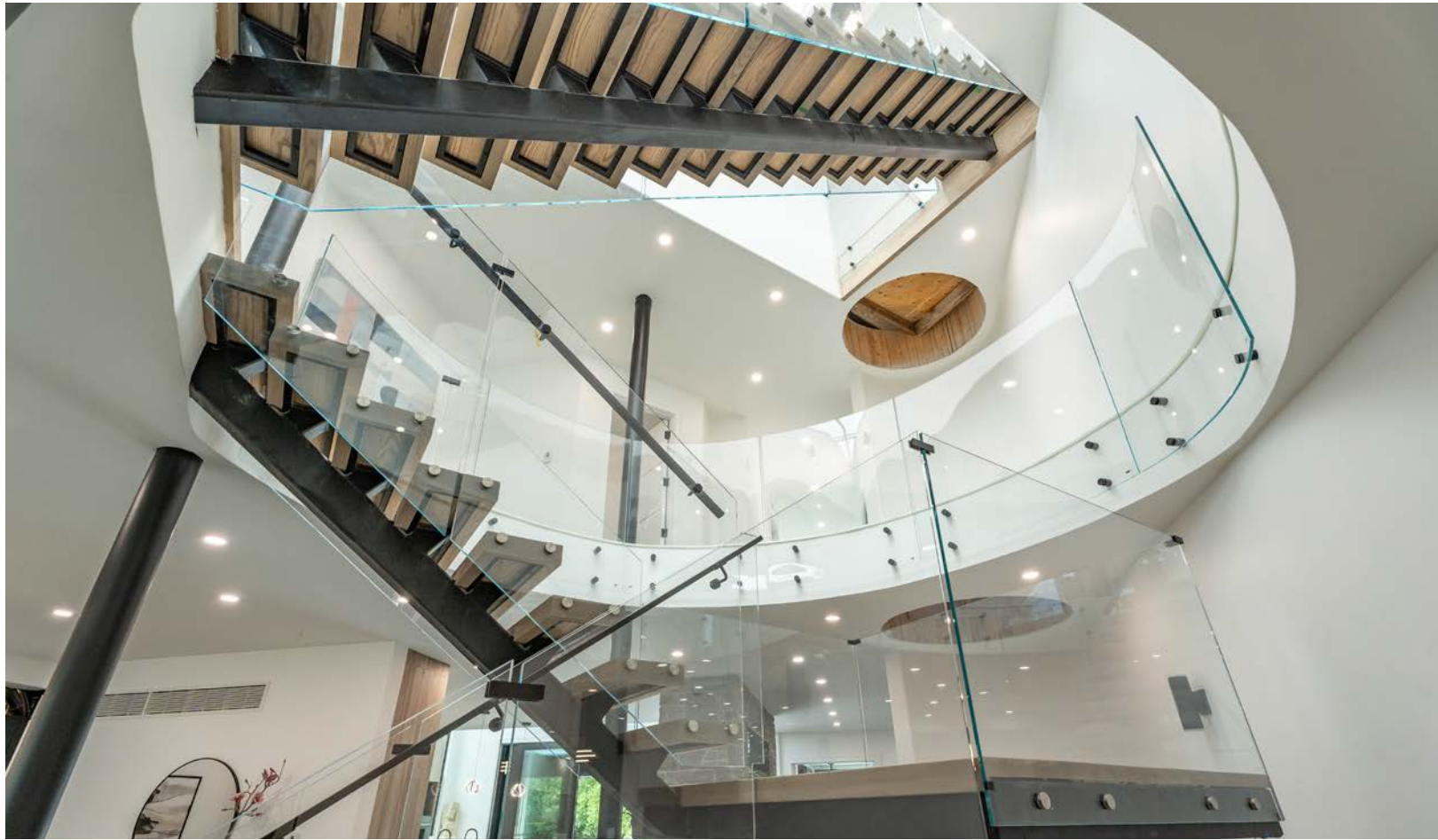








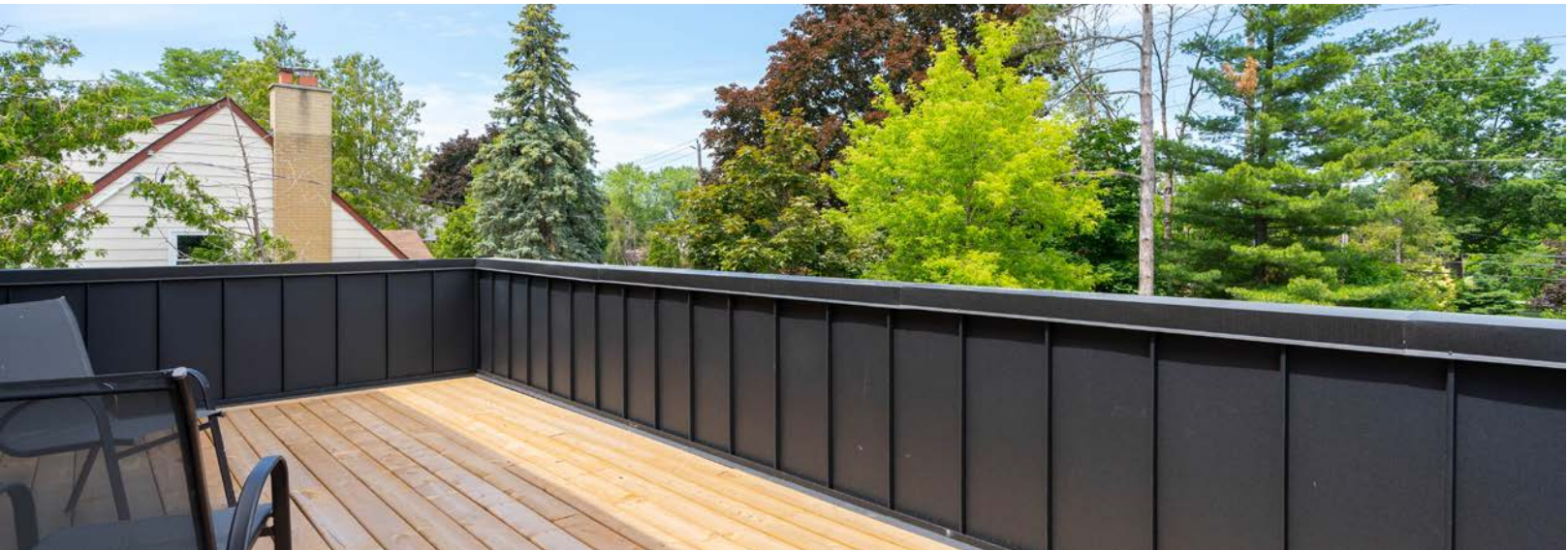










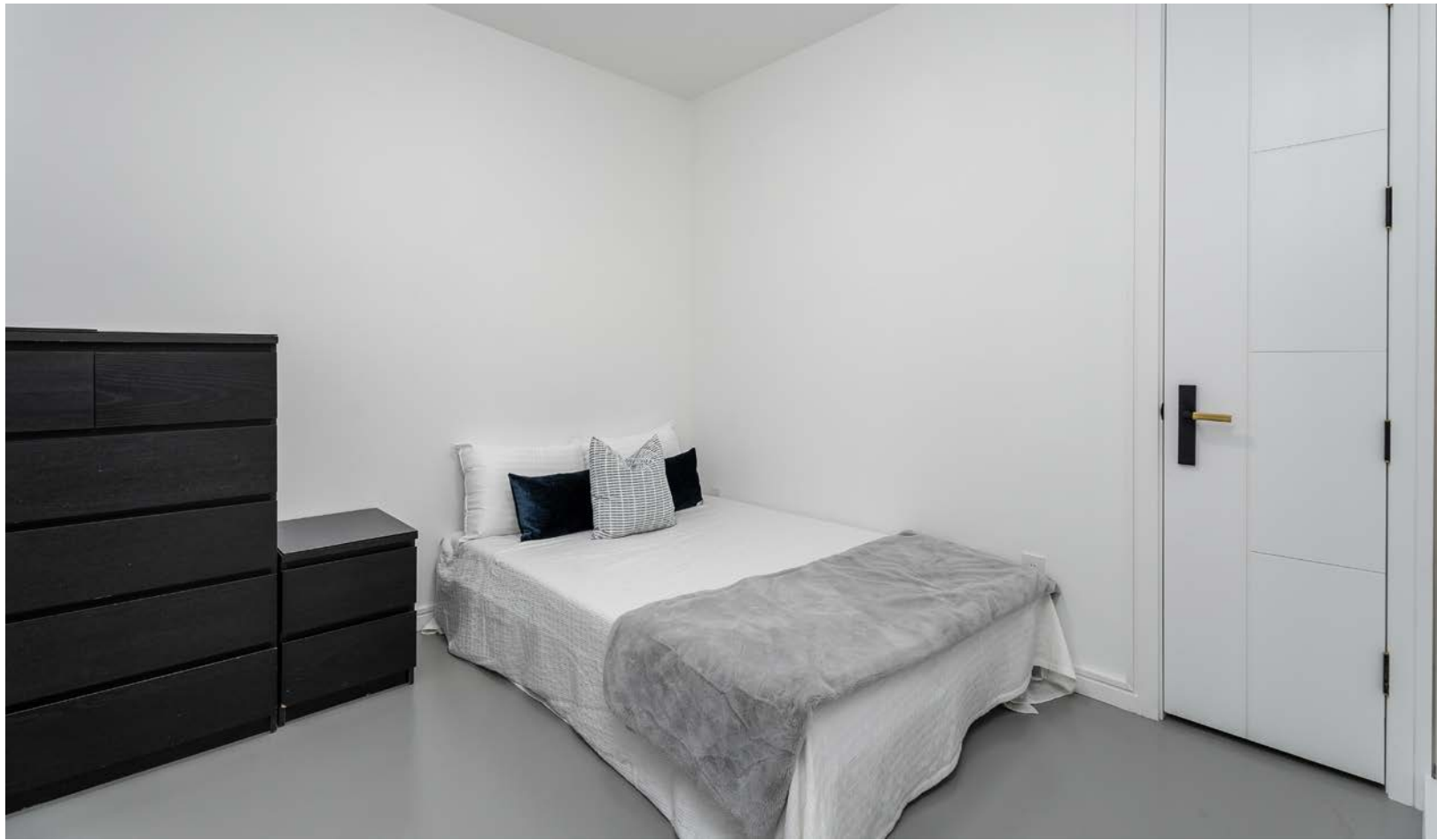
























FEATURES

Lot Dimensions

- 68 x 324 ft | more than half an acre of land

Square Footage | Ceiling Heights

- Loft | 1,584 sq ft
- Lower Level | 3,696 sq ft | 9ft ceilings
- Main Level | 3,200 sq ft | 10ft ceilings
- Second Level | 2,876 sq ft | 9ft ceilings
- Third Level | 112 sq ft | 9ft ceilings
- **Total above grade square footage: 6,188**
- **Total square footage: 11,468**

Exterior

- Rooftop Terrace | 4,045 sq ft
 - 360 degree views
 - Skylight view
 - Prepped for deck, garden, and sink
- Main floor garage | 960 sq ft

GENERAL

- Construction commenced in 2021 - 2023
- Structural steel main framing
- 400 AMP electrical service
- 1 ¼' water service
- Natural gas service
- 3 oversize skylights
- Generac natural gas generator transfer switch
- Hydronic radiant infloor heating throughout
- Heated concrete driveway
- Snow melt heating on all exterior concrete slabs and stairs
- Poplar trim throughout
- Pot lights throughout
- 500 linear ft of armor stone one site
- Underground storage space that can easily be converted into an underground garage
- Entire property spray foamed

- 3 boiler units
- 1 hot water tank
- 4 air handlers
- 4 steam humidifiers on air handlers
- 4 A/C condenser units
- 1 wine fridge condenser cooling unit
- 7 A/C heat pump units and condenser units
- High ceilings throughout - 10 ft main level, 9 ft lower and upper level
- Floor to ceiling windows with triple pane UV protection
- 8 ft interior doors with ball bearing hinges
- 10 ft exterior doors
- All exterior doors and window frames are Reynaers from Germany
- Underground drainage from roof runoff down-spouts into french drain
- Smart home integrated
- 4 rooftop terraces
- 3 fireplaces
- 9 bedrooms
- 9 bathrooms
- 2 french drains
- Roughed-in surround sound speakers throughout
- Fully waterproofed basement wall
- Weeping tile drainage under basement slab
- Raised backyard
- Smart gome capable
- Exterior concrete walkway to rear on north and south side

MAIN LEVEL

Front Foyer

- Wheel chair accessible
- 19 ft ceilings open to above
- Modern chandelier
- 6 x 10ft woodgrain door with glass panel
- Radiant floor manifold
- Access to dog room
- Walkout to covered porch
- Full view to the backyard

Living Room

- 3-sided 58" glass gas fireplace with stone surround
- Live edge wood mantel
- TV mount
- Italian lower cabinets
- Pendant lighting

Skylight Sunroom

- Pendant lighting
- 8 ft x 17 ft of glass
- UV protection

Kitchens

- Floor to ceiling Italian imported cabinetry
- Floor to ceiling 4 panel lift and slide door
- Walkout to covered patio and pool
- Built-in garbage cabinets
- Garbage and Recycling chute
- Ample storage
- Pull out pantry doors
- 48" double slider sink in island
- Dual commercial faucet
- Electric sink blow dryer for hands & dish-ware
- Pop up electrical plug
- 30' back sink
- Lit faucet
- Wolf 48" 6 burner cooktop with griddle
- Wolf 30" convection oven wifi
- Wolf 30" speed oven/microwave
- Broan Pop up motorized downdraft exhaust fan
- Fagor Italian Commercial 2 min dishwasher
- Fisher Paykel panel ready 30" fridge with water dispenser
- Fisher paykel panel ready 30" freezer with ice dispenser
- Fisher paykel built-in coffee machine
- Built-in dish drying rack cabinet with drain
- Dual ceiling speakers
- Triple pendant island lights
- Waterfall stone countertop Island
- Stone backsplash

- Island seating for 6-8 people
- Island beverage center opening
- Glass cabinet underlighting

Stone Terrarium

- Sapphire glass terrarium
- Smoked mirror
- Culture stone surround
- Light up glass shelves

Dining Room

- Built-in Italian cabinets & light up bookshelf
- Glass wall overlooking office
- Dual ceiling speakers
- Pendant lighting

Study/Office

- Glass wall overlooking dining room
- Pendant lighting
- Tv wall mount

Change Room

- Wall-to-wall porcelain tile
- Full height, vanity mirror
- Oversize shower, rain head
- Glass shower entry
- Elongated Caroma Caravelle raised toilet
- Toto self cleaning urinal
- Door to access outdoors
- Built-in custom, Italian floating vanity and bench
- Vessel sink
- Stone countertops
- Shower niche

Rec Area

- Built-in Italian Bar cabinets
- 11 ft Bar Island
- Pool table ready
- Ceiling fan
- Exhaust fan
- Indoor/outdoor area
- Floor to ceiling windows
- 4 ceiling speakers
- Wet bar
- Cabinet underlighting
- Glass cabinet lights
- Beverage cooler ready
- Built-in garbage bin cabinet

Mudroom

- Built-in Italian cabinetry with storage
- Cubby style coat hooks
- Keypad door entry
- Walk out to garage
- Walk out to front covered porch
- Alarm keypad

Elevator ***

- Roughed in
- Savaria Vuelift

Double Garage

- Radiant snow melt heated
- A/C Heat pump
- 2 floor Drains
- Sink wash tub
- Commercial faucet
- 12 ft ceilings
- Fits 2 cars
- Extra storage space
- Main electrical shut off
- Electrical panel #1
- Radiant floor manifold #2
- Generac generator transfer switch
- Electric car charger ready
- 4 built-in speakers

SECOND LEVEL

- 9 ft ceilings
- Black & gold hardware throughout
- Pot lights throughout
- Epoxy flooring

Primary Bedroom

- Floor to ceiling glass door walk out to private terrace
- 50” electric fireplace
- 10 ft Porcelain tile fireplace/TV surround
- Built-in Italian bookshelf on end of TV surround
- Full walk in closet
- Ceiling fan
- Dual ceiling speaker
- Wall sconce bed lighting
- Built-in Italian bedside cabinets
- Ipad control panel ready
- French door entry
- Alarm keypad

Primary Ensuite

- Wall to ceiling porcelain tiles throughout
- 3 large windows
- Floating italian built-in cabinets/vanity
- Dual thermostatic shower heads
- Dual hand wand sprayer
- 4 ft x 8 ft shower
- Sapphire glass shower entry
- His and her sinks
- Italian stone soaker tub
- Tub filler with hand wand sprayer
- Stone countertops
- Makeup vanity
- Ample storage
- Full height mirror
- Recessed lighting
- Self cleaning Toto toilet and urinal with automatic flushing
- Toto wall hung toilet
- Dual ceiling speakers

- TV wall mount
- Separate toilet closet
- Stone shower & window jambs

Primary Private Garden Terrace

- Wood Decking
- Dual hose bib
- Pot lights

Primary Bedroom Walk-in Closet

- 2 ft x 6 ft skylight
- Built-in Italian closets
- Mirror and glass doors
- Hat storage
- Shoe storage
- Glass shelves
- Drawers and hangers
- Recessed lighting

Bedroom #2

- Semi-ensuite bathroom
- Built-in wall to wall Italian cabinets
- Cabinet lights
- Dual ceiling speakers
- Walk out to balcony sky view terrace
- TV wall mount
- Ensuite - *full height mirror, sapphire glass shower entry, elongated raised toilet, stone shower & window jambs, floating vanity, shower niche*
- Skyview terrace - wood decking, hose bib

Bedroom #3

- Built-in speakers
- Interior window overlooking backyard
- Interior window overlooking kitchen
- Built-in custom Italian wall closet with TV mount
- Semi-ensuite - *full height mirror, sapphire glass shower entry, elongated raised toilet, shower niche, stone shower jambs*

Bedroom #4

- 8 ft height Sliding mirror closet doors
- Double closet
- Ensuite - *full height mirror, sapphire glass shower entry, elongated raised toilet, shower niche*

Bedroom #5

- 8 ft height sliding mirror closet doors
- Double closet
- Ensuite - *full height mirror, sapphire glass shower entry, elongated raised toilet, shower niche*

Laundry Room #1

- Smart Maytag steam washer
- Smart Maytag steam dryer
- Deep laundry tub sink
- Light up faucet
- 2nd floor electrical panel #2
- Clothing rod
- Built-in Italian cabinetry
- Undermount lighting
- Art deco backsplash
- Radiant floor manifold #4
- Smart home control center

Foyer

- Wifi hub
- Beverage bar
- Built-in bar with Italian cabinets
- Glass fridge
- Full view from front to back of house
- Large doors and multiple windows
- Entry to rear pool view terraces
- Curved sapphire glass stair opening

Rear Pool View Terrace

- Sapphire glass guard rail
- Light up glass
- Wood decking
- Unobstructed views of the backyard

***The seller has only roughed in a location for a Savaria Vuelift should the prospective buyer wish to proceed with adding at their own discretion.*

THIRD LEVEL

Loft

- 9 ft ceilings
- Chandelier
- Rooftop access
- Elevator access
- Pot lights
- 8 ft x 20 ft skylight
- Sapphire glass guard rail
- Wall sconce lighting
- White ash hardwood flooring
- A/C Heat pump

LOWER LEVEL

- 9 ft ceilings
- Heated epoxy concrete floors that are R10 insulated
- 5” concrete slab
- Weeping tile drainage under basement slab
- Pot lights throughout
- 3 walkouts

Family Room Theatre

- Built-in Italian cabinetry
- 48” gas fireplace
- 10 ft wide, porcelain TV and fireplace surround
- 4 built-in speakers
- TV surround sound setup
- Large window
- Oversize window well
- Wifi hub

Kids Play Room

- TV mount
- 2 large windows
- Oversize window well

Guest Bedroom

- Large window
- Oversize window well

Wine Cellar

- Built-in italian cabinets
- Wine display

- Sapphire glass entry
- Mirror display
- R20 display
- R20 insulation
- Platinum split cooling unit by whisper cool
- Digital thermostat
- Undermount lighting
- Stone jambs

Gym

- Ceiling fan
- Built-in speakers
- Closet
- 2pc washroom - *large mirror, elongated raised toilet, floating vanity*
- Floor to ceiling mirrors
- Entry to walkout for backyard
- Triple full height sliding doors
- TV mount
- Exhaust fan
- Entry to sauna and steam shower

Sauna

- Cedar walls
- Glass entry
- Tylo digital dauna heater
- Stone Jams

Steam Shower

- Dual thermostatic Shower heads
- Black porcelain tiles
- Steamiest generator
- Glass entry
- Stone jambs

Laundry Room

- Stackable laundry
- MayTag washer & dryer
- Deep laundry tub sink
- Light up faucet

Mechanical Room

- Sump basin 3 ft x 6 ft
- Sump pump

Underground Garage/Art Studio

- Fully spray foam insulated
- 6-car parking
- Sink
- 2 large windows
- Oversize window wells
- Exhaust fan for vehicle carbon monoxide
- Carbon monoxide sensor
- Hydronic, radiant floor heat
- A/C heat pump
- Garage door 8 ft x 7 ft
- Garage door opener wifi
- Linear floor drains
- 4 built-in speakers
- Sump pit 3 ft x 6 ft
- Sump pump overflow sensor
- Car lift pit
- Storage
- Fire rated self closing insulated door

Lower Level Accessory Apartment

- Can be maintained as a 3 bedroom apartment or split into 2 apartments
- 2 walkout entrances
- Radiant floor heating
- 2 A/C heat pumps
- Large windows
- HRV for air circulation
- Oversized window wells

Kitchen

- Stainless steel appliances - *Whirlpool fridge / freezer, Whirlpool stove with glass top, Whirlpool Microwave Hood vent built-in, Whirlpool dishwasher*
- Italian walnut cabinetry
- Single Sink
- Black faucet
- Open concept to living room

Bathroom 1

- Full height mirror
- Glass shower entry
- Elongated raised toilet
- Shower niche

Bedroom 1

- Closet
- Egress window

Dining Room

- Open concept to kitchen & living room

Living Room 1

- Electrical panel
- Open concept
- Walk out entrance # 2
- TV wall mount

Living Room 2

- Walk out entrance #3
- TV wall mount

Bathroom 2

- Full height mirror
- Glass shower entry
- Elongated raised toilet
- Shower niche

Laundry Closet 3 & 4

- Stackable Whirlpool washer & dryer

Office

- Electrical panel
- Closet

Play Room

- Closet

Kitchen 2

- Rough in ready

OUTDOOR

Driveway

- 10+ parking spots
- Culture stone exterior
- Modern look standing seam black onyx metal
- 16 Security cameras
- 2.5-car garage
- Faux wood siding and soffits

Covered Front Porch

- Pot lights
- Ceiling fan
- Stone wall surround
- Seating area
- Wheel chair ramp

Carport

- 1-car
- Lounge area
- Stone surround
- Covered area

Rear Covered Patio

- Ceiling fan
- Stone surround
- Floor to ceiling glass sliding door
- Outdoor kitchen rough in
- Gas line
- Sink rough in
- Pool view
- Dual Soffit speakers

Roof Top

- Parapet wall
- Beautiful skylight
- Light up sapphire glass guard rail
- Stunning 360 ° view

Back of Property

- Lovely shaded area
- French drain for pool deck and hot tub drainage
- Grass area

- Garden view
- Wood burning stove fire pit
- Wheelchair ramp
- Stairs to pool deck

Pool

- 16 ft x 28 ft
- Sundeck
- Heated
- Limestone coping
- Salt water
- Multi coloured lighting
- Electric auto cover
- Security locking auto cover
- You can walk on top of auto cover
- Stair entry
- Deep end standing ledge
- Multicolour lights

Hot Tub

- 6-person
- Lay back seat
- Multicolor lighting
- Waterfall
- Raised deck with limestone coping

Pool Cabana

- 10 ft x 25 ft
- 10 ft x 25 ft covered overhang
- 9 ft ceilings
- Full kitchen
- Stone countertop
- Fisher Paykel fridge
- Fisher Paykel dishwasher
- 3pc bathroom
- Toilet
- Floating Sink
- Glass entry shower
- Small bedroom
- Radiant heated concrete slab floor
- Projector rough in for 15 ft outdoor electric projector screen beside hot tub
- A/C heat pump

- Storage
- Electrical panel #6
- Radiant floor manifold
- Smart home control center
- Large glass windows
- 8 ft swing door
- Dual Soffit speaker

Pool Cabana Pump Room

- Radiant floor heated
- Pool pump
- Salt water pool system
- Pool filtration system
- Radiant manifold system
- Boiler for pool and radiant heat
- Hayward pool master controller
- Titanium heat exchanger
- 8 ft glass swing door

Tool Shed

- A/C heat pump
- Roll up door
- 2 inside speakers
- 2 outside soffit speakers

- 8 ft glass swing door
- 8 ft sliding door
- Covered porch 10 ft x 20 ft
- Ceiling fan
- Pot lights in & out
- Electrical panel #7

Gas firepit

- Rough in beside hot tub

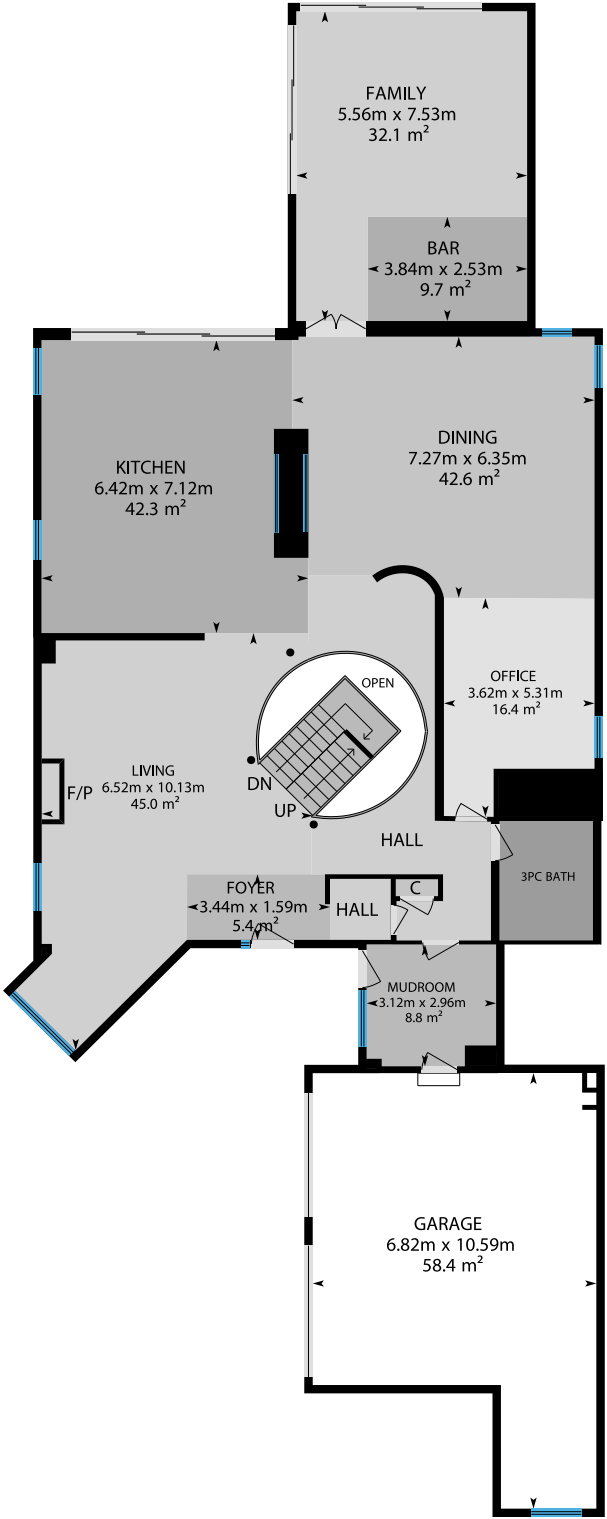
INCLUSION

Existing electrical light fixtures, main kitchen appliances: Wolf 6 burner range, Wolf convection oven, Wolf microwave, Fagor dishwasher, Fisher & Paykel fridge and freezer, Fisher & Paykel built-in coffee machine, built-in speakers throughout, gas fireplace in living room, gas fireplace in basement, electric fireplace in primary bedroom, beverage fridge in bar, basement kitchen appliances: Whirlpool fridge, stove, and microwave, outdoor kitchen appliances: Fisher & Paykel fridge/freezer, Fisher & Paykel dishwasher, Whirlpool stove and microwave, Wifi garage door opener and remotes, existing pool equipment, hot water tank.

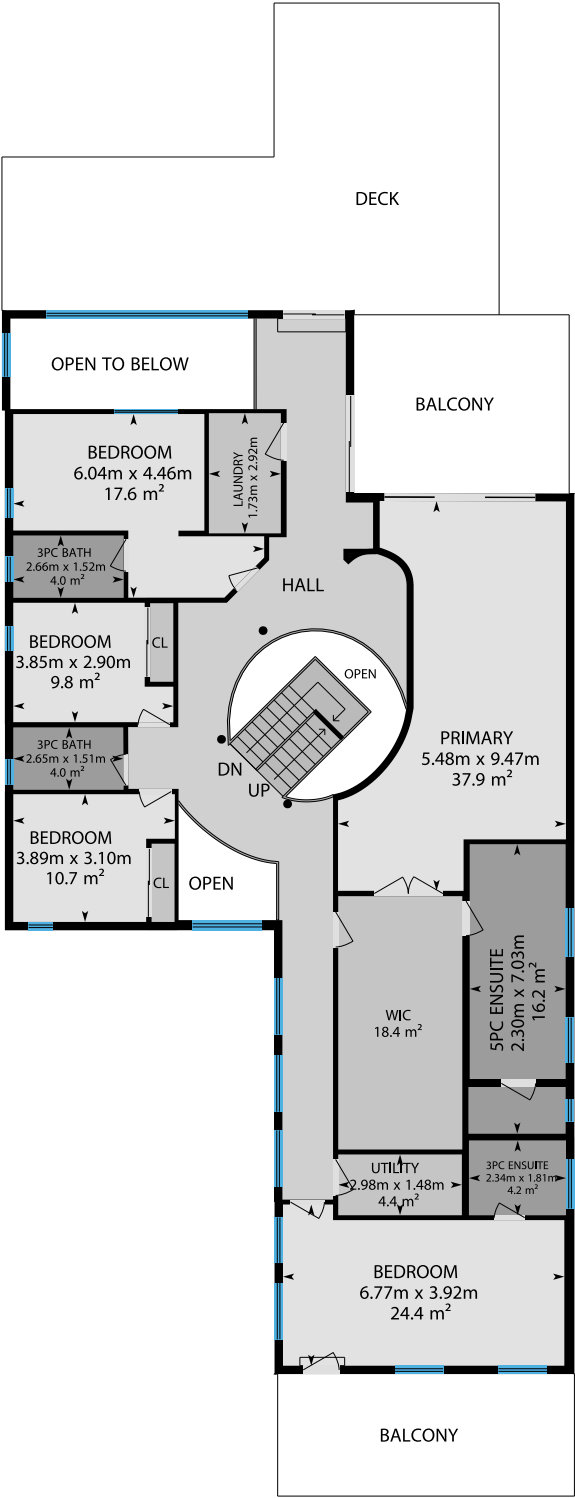




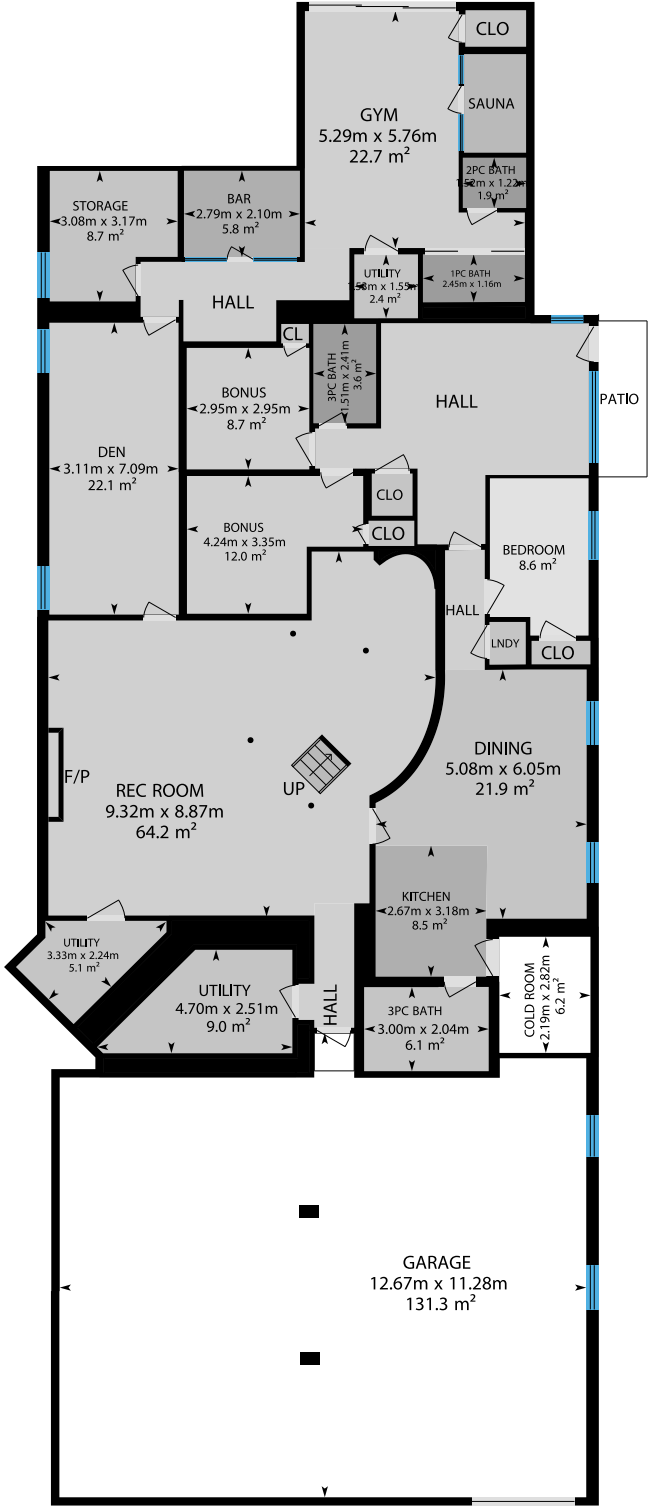
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Main Floor

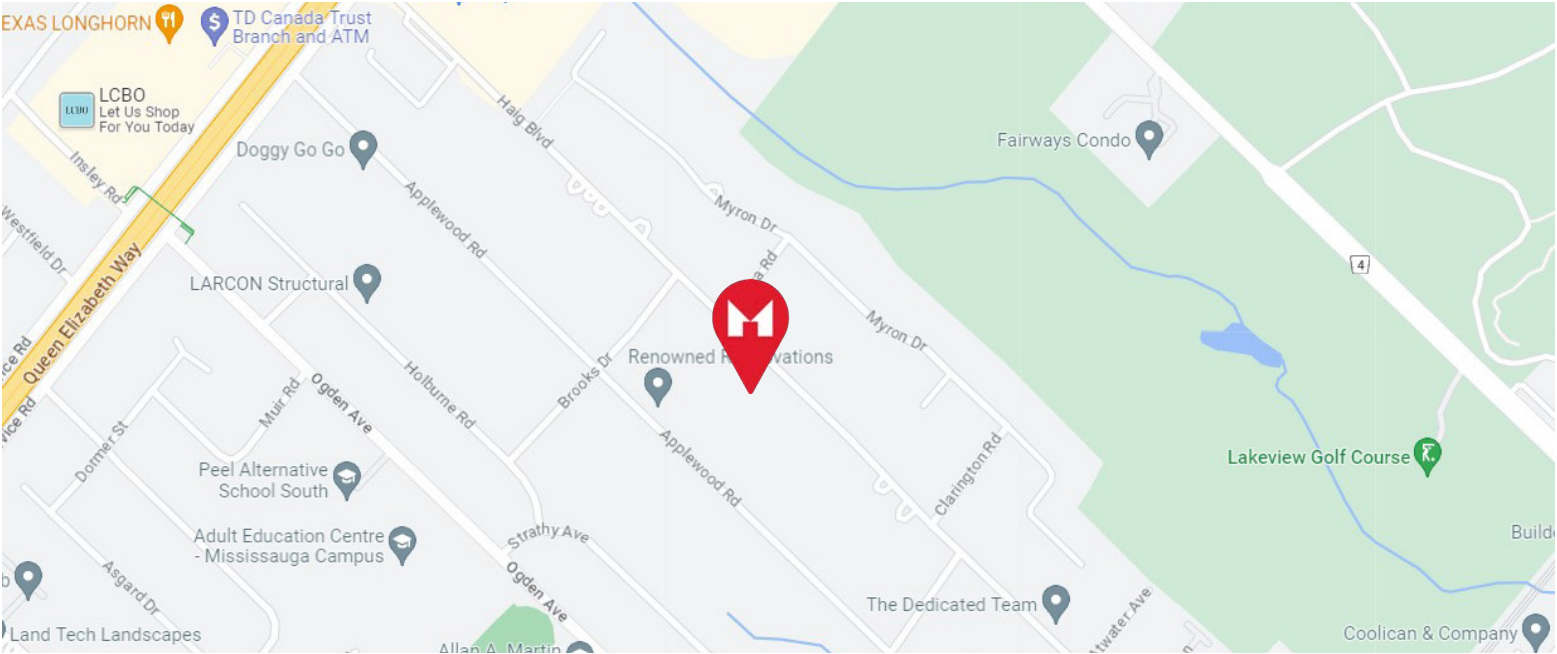


2nd Floor



Basement (Below Grade)

**Please note that the provided measurements are approximate and intended for informational purposes only, and should not be relied upon as exact representations of the property. Variations may occur. Please verify measurements independently for accuracy.*



Schools

Allan A. Martin Public School
1390 Ogden Ave, Mississauga

Queen of Heaven Elementary School
1198 Alexandra Ave, Mississauga

Cawthra Park Secondary School
1305 Cawthra Rd, Mississauga

Clifton Public School
2389 Cliff Rd, Mississauga

St. Paul Secondary School
815 Atwater Ave, Mississauga

Westacres Public School
2165 Breezy Brae Dr, Mississauga

Amenities

Scotiabank
1077 N Service Rd, Mississauga

Shoppers Drug Mart
1077 N Service Rd, Mississauga

LCBO
1077 N Service Rd, Mississauga

TD Canada Trust
1065 N Service Rd, Mississauga

Lakeview Golf Course
1190 Dixie Rd, Mississauga

Starbucks
1077 N Service Rd, Mississauga

NOFRILLS
1250 S Service Rd, Mississauga

Toronto Golf Club
1305 Dixie Rd, Mississauga

Serson Park
1095 Fourth St, Mississauga

Longo's
1125 N Service Rd, Mississauga

Dixie Outlet Mall
1250 S Service Rd, Mississauga

Petrescue Park
1000 Halliday Ave, Mississauga

Rabba Fine Foods
645 Lakeshore Rd E, Mississauga

Trillium Health Partners - Mississauga Hospital
100 Queensway W, Mississauga

Cawthra Park
1399 Cawthra Rd, Mississauga

MEASUREMENTS

Floor	Room	Dimensions	Description
Main	Kitchen	7.13m x 6.42m	Centre Island, B/I Appliances, W/O To Pool
Main	Dining	6.36m x 7.27m	Open Concept, Built-In Speakers, Heated Floor
Main	Living	10.13m x 6.52m	Gas Fireplace, Built-In Speakers, Heated Floor
Main	Family	7.53m x 5.56m	Wet Bar, Built-In Speakers, Heated Floor
Main	Office	5.31m x 3.62m	Pot Lights, Built-In Speakers, Heated Floor
Main	Mudroom	2.96m x 3.12m	B/I Shelves, W/O To Garage, Heated Floor
2nd	Prim Bdrm	9.47m x 5.48m	5 Pc Ensuite, W/I Closet, W/O To Balcony
2nd	2nd Br	3.92m x 6.77m	3 Pc Ensuite, B/I Closet, W/O To Balcony
2nd	3rd Br	3.10m x 3.89m	Semi Ensuite, Closet, Heated Floor
2nd	4th Br	2.90m x 3.85m	Semi Ensuite, Closet, Heated Floor
2nd	5th Br	4.46m x 6.04m	3 Pc Ensuite, B/I Closet, Heated Floor
Lower	Rec	6.87m x 9.32m	Gas Fireplace, Built-In Speakers, Heated Floor

Bathroom Information

Floor	Description
-	8 x 3 piece
-	1 x 5 piece

Thank you for visiting

For more photos visit: listings.mcdadi.com

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Sam McDADI is also a proud supporter
of numerous charitable organizations:

- Canadian Cancer Society
- Canadian Diabetes Association
- Schizophrenia Society of Ontario
- Sick Kids
- Princess Margaret Hospital Association
- Trillium Health Care
- Rouge Valley Health System
- The Mississauga Food Bank
- The Compass Food Bank
- Mississauga Santa Claus Parade
- Rouge Valley Health System Foundation and Club
- Tennis Canada
- Erindale Little League Tennis Canada
- Heartland Dragons Minor Hockey Association
- Mississauga Girls Hockey League
- Tender Years Co-op
- The Mississauga Tigers
- Port Credit Skating Club
- Batter Up Baseball School
- The Art of Giving
- Family Jingle and Mingle
- Niators - Youth Uniting the Community

Sam McDadi Real Estate Brokerage **is proud** **to donate a portion** **of each sale to the**



In 2018, Team McDadi donated \$250,000
to Trillium Health Partners Foundation.
**In 2020, we increased our pledge to
donate \$1,000,000.**



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905 876 1300
905 845 1500
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