

4413 LEE DRIVE

RATHWOOD, MISSISSAUGA, ONTARIO



ZEZZA COLLIA REALTY
PEOPLE OVER PROPERTY!

Over 1800sq. ft. of finished living space showcasing modern updates throughout | Fully finished lower level | 3+1 Bedrooms | 2+1 Bathrooms
Single-car garage is equipped with a vehicle lift, allowing storage for a second vehicle. | Lot size 25' x 111.71' | Bright open-concept main floor
Professionally landscaped backyard oasis | Hot tub | Garden storage shed | Beautifully maintained and move-in ready | Freshly painted
2025 property taxes - \$5563

PROPERTY OVERVIEW

Welcome to 4413 Lee Drive, a beautifully renovated home nestled in Mississauga's highly sought-after Rathwood community. Offering over 1800 sq. ft. of finished living space, this exceptional 3+1 bedroom home has been thoughtfully updated throughout. Blending modern finishes with comfortable family living, this move-in-ready property is highlighted by a stunning landscaped backyard oasis designed for relaxation and entertaining.

FEATURES

MAIN LEVEL

KITCHEN

- Contemporary kitchen featuring modern white slab-style cabinetry with sleek hardware
- Designer Quartz countertops
- Large centre island with breakfast bar seating
- Under-cabinet lighting
- Full-height textured tile backsplash
- Undermount double-basin stainless steel sink
- Pull-down chrome faucet with integrated soap dispenser
- Stainless steel appliance package including:
 - GE French-door refrigerator
 - Samsung smooth-top electric range
 - Whirlpool Gold Series built-in dishwasher
- Sliding glass doors with a designer roller shade leads to the beautifully landscaped backyard oasis, seamlessly extending your living space outdoors
- Picture window overlooking backyard
- Open-concept layout overlooking the dining and living areas
- Designed for everyday family living and effortless entertaining

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QUANTUM
REALTY INC. BROKERAGE

WHERE YOU BELONG.

1673 Lakeshore Rd W, Mississauga, ON L5J 1J4
260 Lakeshore Rd E, Oakville, ON L6J 1J1

*INDEPENDENTLY OWNED & OPERATED

DINING AREA

- Bright, open-concept dining area ideal for family meals and entertaining
- Seamlessly connected to the kitchen and living room
- Modern hardwood flooring
- Oversized window with roller shade allows for abundant natural light, creating a warm and inviting atmosphere

LIVING ROOM

- Bright and spacious living room
- Modern hardwood flooring
- Large picture window with roller shade providing abundant natural light
- Contemporary finishes and neutral designer colour palette
- Comfortable gathering space for relaxing or entertaining

UPPER LEVEL

- Elegant hardwood staircase with contemporary glass panel railing leading from the main level
- Hardwood flooring throughout the upper level
- Convenient double-lined storage, including a built-in linen closet and an additional mirrored storage closet
- Beautifully updated semi-ensuite bathroom with dual access from the hallway and the primary bedroom.

PRIMARY SUITE

- Spacious primary bedroom with hardwood flooring
- Walk-in closet providing ample storage
- Convenient semi-ensuite access to the beautifully updated 4-piece main bathroom
- Bright and inviting retreat with excellent natural light

BEDROOMS 2 & 3

- Two additional well-sized bedrooms
- Hardwood flooring throughout
- Windows provide excellent natural light, complemented by the convenience of modern cordless shades
- Comfortable and versatile spaces ideal for family, guests, or a home office

FINISHED BASEMENT

- Well-maintained finished lower level offering valuable additional living space

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- Durable vinyl flooring throughout
- Staircase landing featuring a double mirrored sliding-door storage closet and built-in display shelving
- Spacious recreation room
- Fourth bedroom, ideal for guests, teenagers, or a home office
- Updated three-piece bathroom
- Dedicated laundry room complete with a utility sink with storage
- Additional storage closet for everyday convenience
- Flexible living space for family, guests, or working from home
- Built in speakers - enhance everyday living and entertaining.
- Potlights

BACKYARD OASIS

- Professionally landscaped and hardscaped
- Private outdoor retreat
- Hot tub - Jacuzzi
- Beautiful entertaining space
- Custom garden storage shed
- Ideal for summer gatherings and family enjoyment

IMPROVEMENTS & UPDATES

- Beautifully renovated throughout
- Modern white slab-style kitchen cabinetry
- Quartz countertops
- Contemporary textured backsplash
- Stainless steel appliance package
- Updated bathrooms
- Modern flooring throughout
- Professional landscaping and hardscaping
- Move-in ready- Open Concept Main Level Design 2014
- Roof 2019
- Windows and doors 2018
- Newly sealed driveway 2026
- Freshly painted 2026

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- Premium Longboard Porch Ceiling and Garage Detail. Painted Brick, Garage and Siding – 2021
- Custom Garden Shed 2022

RENTAL ITEMS

- Hot Water Tank (Rental) 2021 (with buy out option)
- Furnace (Rental) 2022 (with buy out option)

LOCATION HIGHLIGHTS

- Walking distance to parks and trails
- Close to excellent public and catholic schools
- Minutes to Square One Shopping Centre
- Easy access to Highways 403, 401, 410 and QEW
- Nearby public transit and MiWay routes
- Close to shopping, restaurants and everyday amenities
- Nearby community centres, libraries and recreation facilities
- Short drive to Pearson International Airport

INCLUSIONS

- GE French-door refrigerator
- Samsung smooth-top electric range
- Whirlpool Gold Series built-in dishwasher
- Existing light fixtures
- Existing window coverings
- Hot tub
- Garden storage shed
- Security System and camera
- Smart Thermostat
- Wall-mounted TV & bracket (basement rec room)
- Garage Lift

EXCLUSIONS

- Wall-mounted TV's & brackets in Living room and Bedroom
- Window coverings in Primary bedroom

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