



THE HARTSINK TEAM



1677 Sherwood Forrest Circle

Mississauga



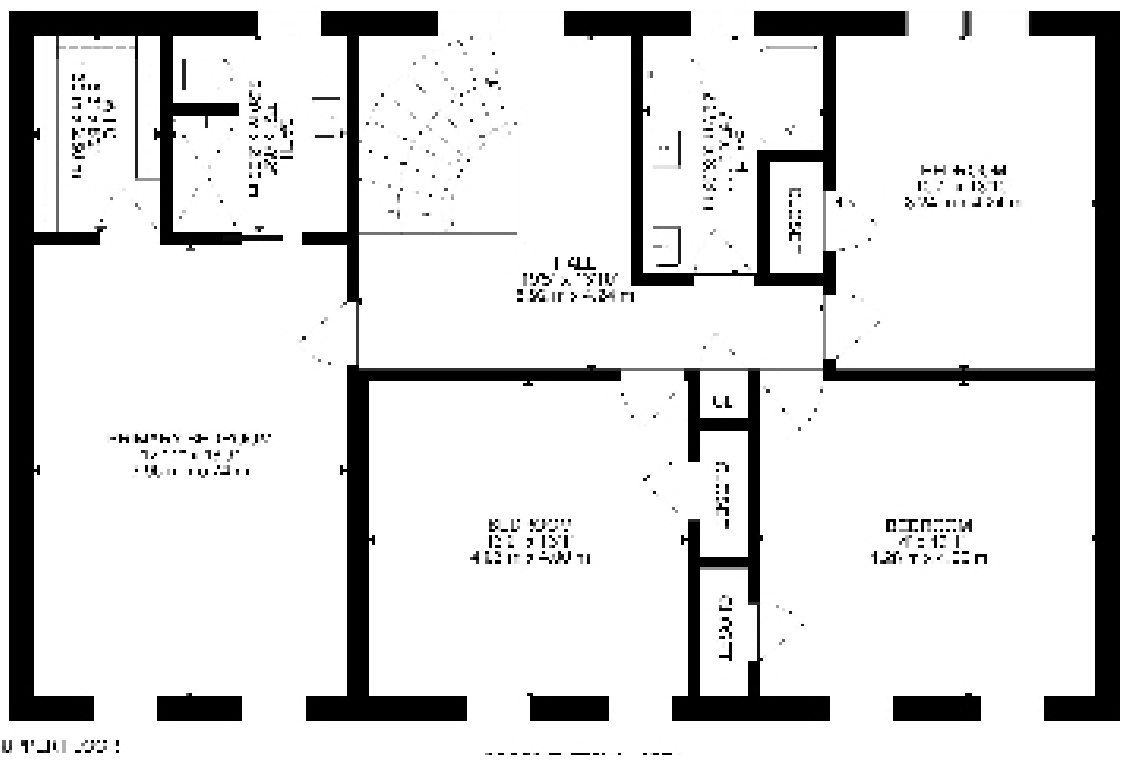
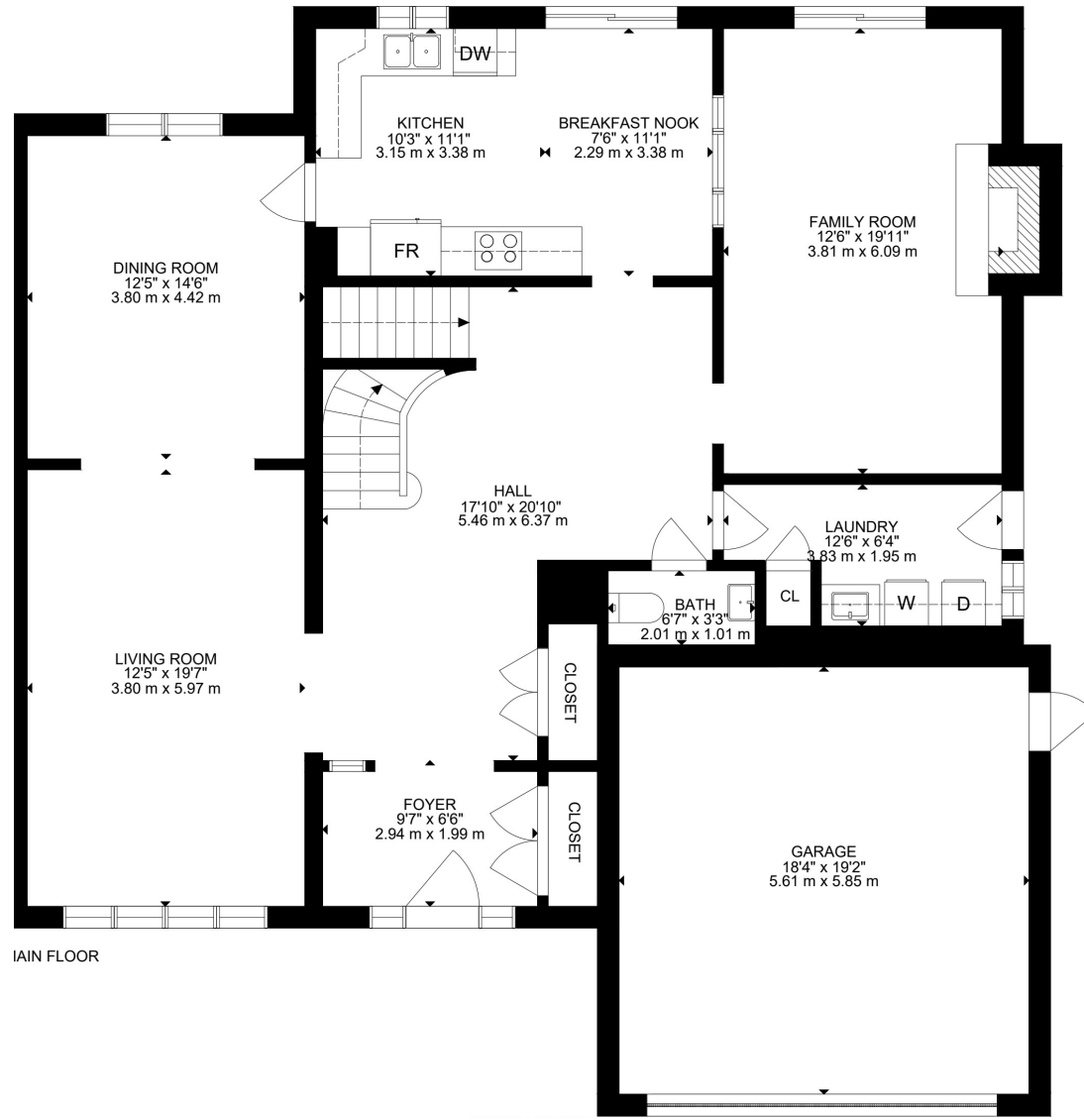
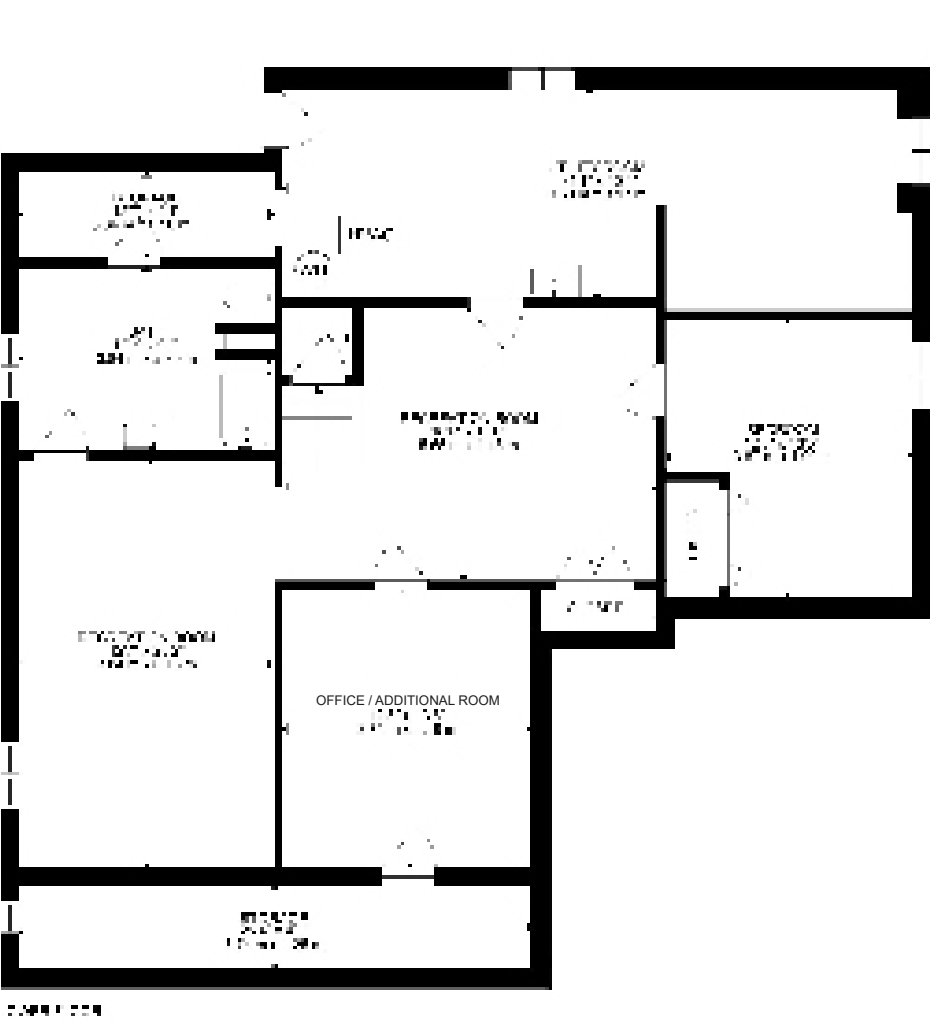
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FLOOR PLANS



HOUSE FEATURES

EXTERIOR

FRONT YARD

- Brick and siding exterior
- Covered concrete front porch
- Asphalt driveway with interlocking pathways
- Fully landscaped front yard

BACKYARD

- Fully landscaped (side and back) with interlocking throughout
- Wooden deck with built-in pergola
- Rectangular inground pool
- Pool shed: Board & batten siding with electrical service
- Fenced surround
- Mini-golf putting section
- Gas line in backyard for BBQ
- Direct access to side door (laundry), garage, and walk up basement

INTERIOR

MAIN LEVEL

FOYER

- New front door with double sidelights
- Foyer framed with molding & glass inserts
- Tile flooring with hardwood transition
- Semi-flush mount light & crown moulding
- Double door front hall closet

HALLWAY

- Hardwood floors
- Recessed lighting
- Hardwood staircase with wrought-iron spindles
- New baseboards throughout
- Storage under staircase

LIVING ROOM

- Hardwood floors & crown moulding
- Recessed lighting
- One large window overlooking the front yard
- Open-concept to the dining room

DINING ROOM

- Hardwood floors & crown moulding
- Chandelier lighting
- One large window overlooking the backyard
- Open-concept to the living room

FAMILY ROOM

- Hardwood floors & crown moulding
- Recessed lighting & wall sconces
- Gas fireplace with brick surround
- New large sliding door walkout to back deck
- Window opening to kitchen

KITCHEN

- Hardwood flooring
- Accent-colored lower cabinets & built-in pantry with roll-out shelves
- Granite countertops
- Tile backsplash
- Double stainless steel sink with window overlooking backyard / pool
- Window opening to family room
- Large sliding door walkout to backyard
- Appliances:
 - Stainless Steel Whirlpool Refrigerator
 - Stainless Steel Kitchen Aid Oven/ Stove (Electric)
 - Stainless Steel Whirlpool Dishwasher
 - Stainless Steel Whirlpool Microwave
 - Range Hood

LAUNDRY ROOM

- New tile flooring & flush mount light
- New cabinets & storage closet
- Large farmhouse utility sink & tile backsplash
- Window overlooking side yard
- Access door to side yard
- Laundry Appliances:
 - Whirlpool Cabrio Washer (Top loader, gray)
 - Whirlpool Cabrio Dryer (Front loader, gray)

2-PIECE POWDER ROOM

- Wallpaper & tile flooring
- Lighting
- Updated vanity and new toilet

UPPER LEVEL

PRIMARY BEDROOM

- Hardwood floors & crown moulding
- Semi-flush mount light
- 2 arched windows overlooking front yard

3-PIECE PRIMARY ENSUITE

- Pocket door entry
- Tile flooring & crown moulding
- Large custom vanity with undermount lights
- Standing shower with glass doors & tile surround
- One window overlooking backyard

WALK-IN CLOSET

- Hardwood floors
- Flush mount light
- Built-in closet organizers (shelving & hanging rods)

5-PIECE MAIN BATHROOM

- Tile flooring
- Double sink vanity with updated granite countertop
- Vanity lighting + recessed lighting
- Tub/shower combo with glass tile surround - new deep tub
- Soft-close drawers & cabinets with built-in roll-out drawer
- One window with built-in blinds overlooking backyard

BEDROOM 2

- Hardwood flooring & flush mount light
- Single door closet
- 2 arched windows overlooking front yard
- Attic hatch access

BEDROOM 3

- New Broadloom flooring
- Flush mount light
- Single door closet
- 2 arched windows overlooking front yard

BEDROOM 4

- New Broadloom flooring
- Flush mount light
- Single door closet
- One window overlooking back

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TEAM

Note: The information contained herein has been provided by the home owner and is to be verified by the Buyer.

HOUSE FEATURES

LOWER LEVEL

(FINISHED BASEMENT)

GENERAL & RECREATION ROOM

- Vinyl flooring
- Recessed lighting
- One window facing side yard
- Direct access to large basement bathroom

BEDROOM +1

- Vinyl flooring
- Recessed lighting
- Double sliding door closet
- One window facing backyard

OFFICE/ADDITIONAL ROOM

- Vinyl flooring
- Recessed lighting
- No windows / No closet
- Includes access to Cold Cellar (with side window & shelving)

4-PIECE BATHROOM

- Vinyl flooring
- Modern vanity & modern vanity light
- Tub/shower combo with tile surround
- Built-in shelves & soft-close cabinets/drawers
- One window facing frontyard

UTILITY ROOM

- Utility sink & workstation
- 2 windows (one side, one back)
- Direct access to backyard

ADDITIONAL FEATURES:

- Electrical Panel: 100 AMP panel (Copper) + 15 AMP sub-panel
- Furnace: Goodman (~2010)
- Air Conditioner: Amana (~2020)
- Water Heater: Rheem (~2024) (Owned)
- Air Filtration: AprilAire filter
- Humidifier: GeneralAire (~2011 – 2012)
- Inground Chlorine Pool:
- Hayward High-Rate Sand Filter
- Pool size is approx. 14 ft x 28 ft
- Shallow end: approx. 3.5 ft, deep end: approx. 8-9 ft
- Liner is approx. 15 years old
- Shingles - New (2026)



Note: The information contained herein has been provided by the home owner and is to be verified by the Buyer.

SCHOOLS

Peel District School Board		Peel Catholic District School Board	
ENGLISH			
JK - GR05	Sheridan Park Public School	JK - GR08	St. Francis of Assisi CES
GR06 - GR08	Homelands Sr.	GR09 - GR12	Iona CSS
GR09 - GR12	Erindale Secondary School		
FRENCH IMMERSION			
GR01 - GR05	Sheridan Park Public School	GR01 - GR08	St. Valentine CES
GR06 - GR08	Homelands Sr.	GR09 - GR12	St. Aloysius Gonzaga CSS
GR09 - GR12	Clarkson Secondary School		

School boundary information can be confirmed at:
<https://www.hdsb.ca/schools/Pages/Find-My-Local-School.aspx> & <https://schoolplanning.hcdsb.org/find-your-school/>



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