



STU SELLS
REALTY TEAM



1836 BICKFORD DRIVE

TAXES PER YEAR: \$5926 - 2020 | LOT SIZE: 60 x 125 FT | PARKING: ATTACHED GARAGE

 RAISED BUNGALOW  CLARKSON  3 + 2 BEDS  2 BATHS

HONEY TO DO LIST

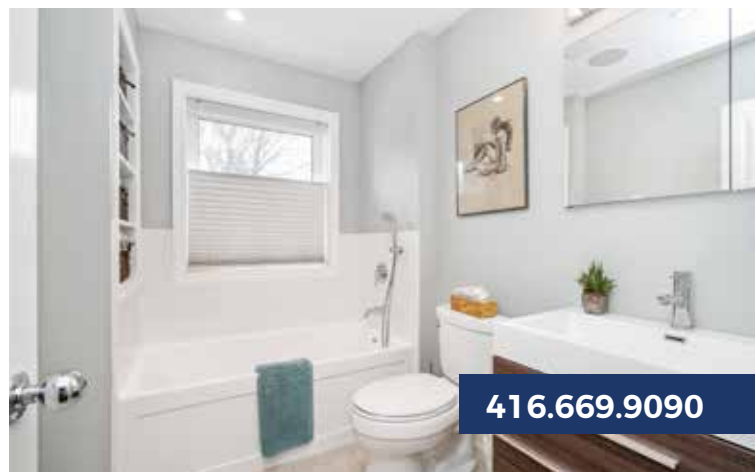
- ☒ Main floor reno with wall removed and open concept kitchen with permits
- ☒ Spectacular kitchen with island, floor to ceiling cabinets amazing storage
- ☒ Stainless steel appliances, double sink and second sink on island
- ☒ Acacia hardwood floors- Extremely durable flooring
- ☒ Stylish new main floor bathroom
- ☒ Built-in wardrobe in spacious front hall
- ☒ Patio doors with built in blinds
- ☒ Family room with natural gas fireplace and built in refreshment centre with mini fridge
- ☒ Guest bedroom with built-in Murphy Bed
- ☒ KitchenAid dishwasher 2020
- ☒ Natural gas Rheem Tankless Water Heater 2018
- ☒ Natural gas York furnace and central air 2018
- ☒ Windows and doors 2012
- ☒ Roof shingled 2008
- ☒ Balcony Deck 2012
- ☒ Programmable irrigation system and landscaped gardens
- ☒ Natural gas Gas Connection on balcony
- ☒ Firepit gazebo and garden shed
- ☒ Relax with a drink in the backyard and enjoy the southern sun!

DONE!



416.669.9090





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1836 BICKFORD DR

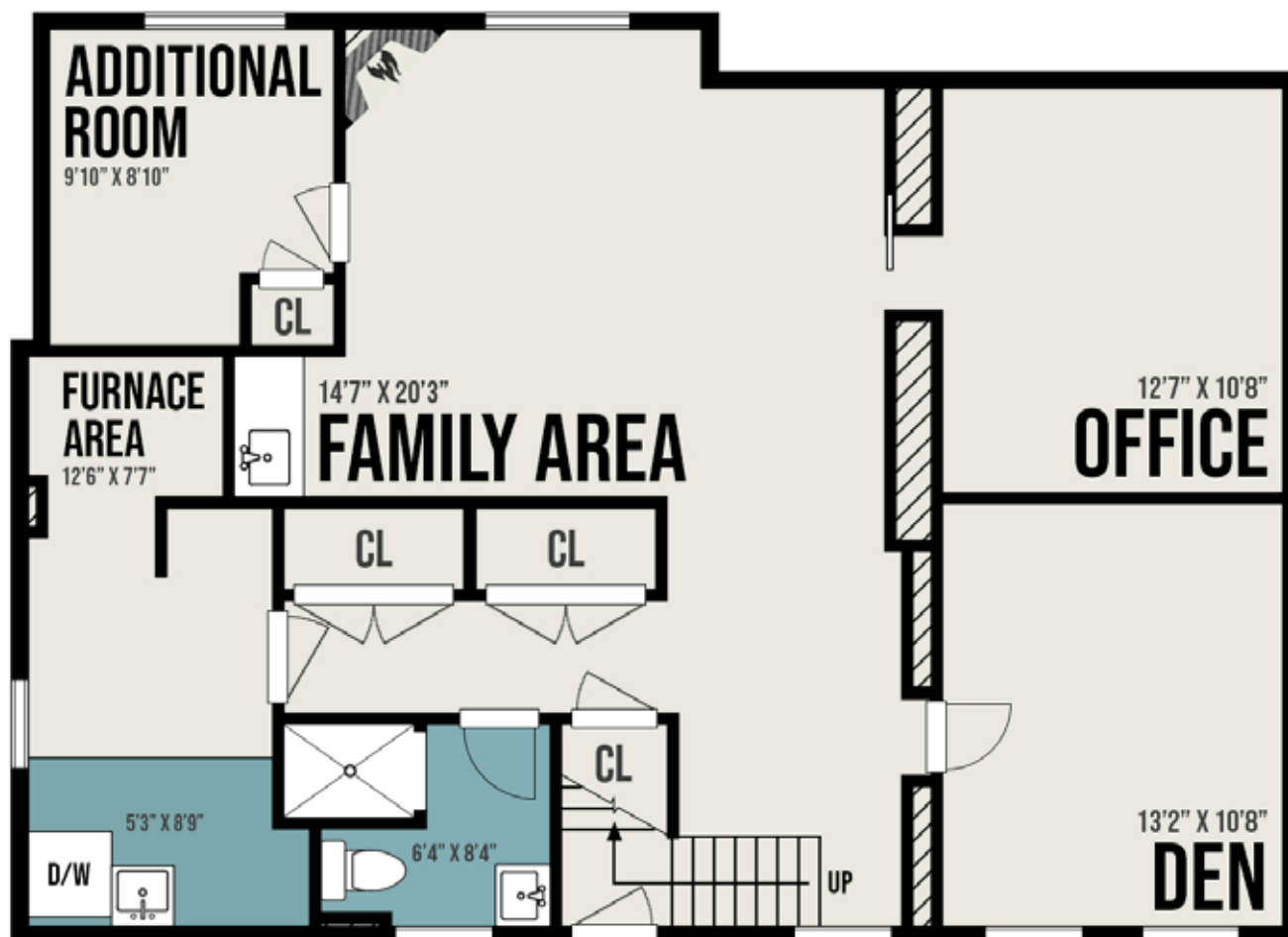
MAIN FLOOR



LOWER LEVEL



LOWER LEVEL





1836 Bickford Dr
Mississauga, ON
HOODQ ADDRESS REPORT™

Stuart Sankey
416.669.9090
stusells.ca



SCHOOLS

With excellent assigned and local public schools very close to this home, your kids will get a great education in the neighbourhood.



Hillcrest MS

Designated Catchment School
Grades 6 to 8
1530 Springwell Ave

Whiteoaks PS

Designated Catchment School
Grades PK to 5
1690 Mazo Crescent

É Élé Horizon Jeunesse

Designated Catchment School
Grades PK to 6
1445 Lewisham Dr

Lorne Park SS

Designated Catchment School
Grades 9 to 12
1324 Lorne Park Rd

ÉS Gaétan Gervais

Designated Catchment School
Grades 7 to 12
1055 McCraney St E

PARKS & REC.

This home is located in park heaven, with 4 parks and 8 recreation facilities within a 20 minute walk from this address.



Benares Historic House

1503 Clarkson Rd N



4 min



Forestview Park

2021 Barsuda Dr



11 min



Springbank Meadows Park

2210 Springbank Rd



11 min

FACILITIES WITHIN A 20 MINUTE WALK

2 Playgrounds
1 Ball Diamond
1 Museum

2 Sports Fields
1 Trail
1 Multi-Use Pad

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 20 minute walk away.



Nearest Rail Transit Stop

Clarkson GO



Nearest Street Level Transit Stop

Benares House Museum



3 min

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a police station, and a hospital within 5.62km.



Trillium Health Partners - Mississauga Hospital

100 Queensway W



Fire Station

2035 Lushes Ave.



Police Station

3030 Erin Mills Pkwy.

CONVENIENCE

This home is located near everyday amenities to make your daily errands easier.



Coffee



Gym



Grocery



Gas Station

HoodQ

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WHY SELL WITH US?



SIMPLER

DECREASE STRESS. ADD VALUE. THAT IS SELLING SIMPLY!

We'll take care of all the necessary details, cast our buyer net as wide as we can, and create a serious buzz around your listing so this is as stress-free and simple as possible.



BOLDER

We don't just throw up a 'For Sale' sign when selling a house. We draw in qualified buyers with lots of information, prep work, and beautiful marketing materials, including...

- INTERACTIVE LIFESTYLE VIDEOS
- PROFESSIONAL PHOTOGRAPHY
- COLOURFUL HIGH-QUALITY BROCHURES
- FLOOR PLANS
- AN INDIVIDUAL LISTING WEBSITE
- HOME INSPECTION REPORTS
- SOCIAL MEDIA ADVERTISING (YOUTUBE, FACEBOOK, INSTAGRAM, AND MORE)
- STAGING CONSULTATIONS
- PROFESSIONAL CLEANING

SMARTER

We've been navigating bidding wars for over a decade. We know how to read the market and read the buyer, and we'll work the process to ensure you get that top dollar price for your home.

Some agents might take the highest offer that comes in – but not us. We'll work all night to make sure every offer on the table is at top dollar, so you get the strongest deal possible.

09 Days

AVERAGE DAYS ON MARKET

300

PROPERTIES SOLD IN 2017

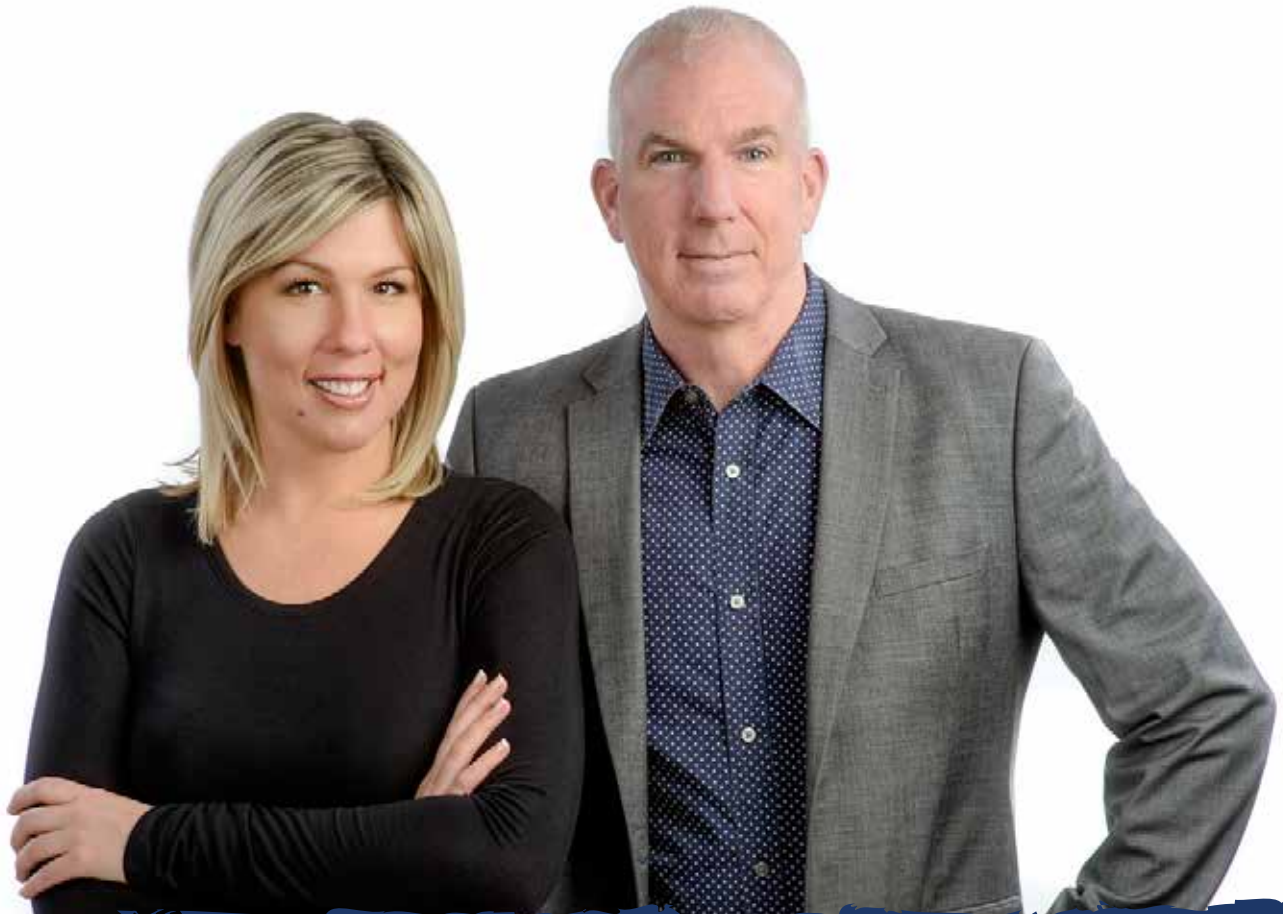
Top 1%

OF AGENTS IN TORONTO

416.669.9090

CHECK OUT **STUSELLS.CA** FOR:

- VIRTUAL TOUR
- MAP AND LOCATION
- WALKING TOUR OF THE NEIGHBOURHOOD
- SCHOOLS
- CENSUS DESCRIPTION OF THE NEIGHBOURHOOD
- MORTGAGE CALCULATOR
- AND MORE PICTURES!



☎: (416) 669 - 9090 | ✉: hello@stusells.ca

STUART SANKEY & JENNIFER SANKEY, Sales Representatives

RE/MAX
HALLMARK REALTY LTD.
Brokerage, Independently Owned and Operated | RAISING THE BAR

Re/Max Hallmark Realty Ltd
Independently Owned & Operated
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STU SELLS REALTY TEAM

is proud to support the
following foundations:

