

881 Fletcher Valley Crescent

Welcome home to 881 Fletcher Valley Crescent

How long have you been searching for the perfect family home, located in the unique lakeside neighbourhood of Rattray Marsh? 881 Fletcher Valley Cres is exactly what you have been looking for.

This home is situated at the heart of one of the quietest streets I know. The community is close knit as demonstrated by a neighbourhood chat group! Everyone takes impeccable care of their homes, which is why the value on this street is exceptional. This crescent is really only traversed by the residents, so traffic is at a minimum, most likely just your neighbours.

The landscaping at this property is remarkable. Rarely have I seen a backyard divided so expertly, maximizing the use of the entire space. You'll enjoy the gorgeous pool, completely updated just this summer. The patio runs seamlessly from the outdoor kitchen area, past the pool, and over to the dining and lounging area. Late in the evening, enjoy your private fire pit, located at the rear of the yard. This will extend your outdoor enjoyment well into the fall and winter, with marshmallows and hot chocolate after a skate in the nearby Bradley Park. The buffer at the back of this house provides utmost privacy whether you're enjoying a quiet book or having a backyard party!

The interior of this home is spacious and modern. You have large formal living and dining rooms with huge bay windows, allowing natural light to flood the rooms. The best aspect of this home is the open concept kitchen, overlooking both the family room and pool deck. You'll be upping your gourmet skills with your massive six burner Wolf range where you'll be enticed to entertain at the kitchen peninsula, comfortably seating six. The family room is just the perfect size, and remarkably cozy with a wood burning fireplace right in the centre, on full view from the kitchen. All this along with a kitchen island and a massive separate walk-in pantry just off to the side where you can store all your gourmet ingredients and large table top appliances.

The lower level is a family retreat. Featuring a second wood burning fireplace. This is where movie night takes place or an arts and crafts afternoon. The office is perfect for the busy homeowner to be secluded in a comfortable "work from home" environment behind the double French doors. It also has its own private bathroom with shower. It would be pretty easy to hang a do-not-disturb sign on the door while still enjoying the view of the recreation room fireplace crackling on a cold winter's day. This private space could also be used as a nanny or in-law suite.

Upstairs you will be delighted to find five spacious bedrooms and a massive laundry room. With five bedrooms, you'll be needing the laundry room close at hand! This home is not shy about housing all your children and extra guests. One of the bedrooms is currently used for an office/dressing room, so choices are endless as to how you use all this space!

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- Double car garage with spacious driveway parking
- Charming front porch
- Furnace 5 years old
- Central Air conditioning 5 years old
- Instant hot water 1 year old (Rental)
- Solar panels for pool heat
- Shingles 8-10 years
- Mature landscaping
- Fully “renovated” pool in 2021 including:
 - o New heater
 - o New pool pump
 - o New Liner
 - o New Coping
 - o Newly built patio
 - o New underground water and gas lines
- Pool comes with automatic pool cleaner, winter cover and solar cover.
- Wooden backyard pool and garden cabana

Neighbourhood Amenities

- Exceptionally quiet family crescent
- Walk to [Ratray Marsh Conservation Area](#) for “daycations”
- [Jack Darling Park](#) right on the lake for splash pads, beaches and leash free zones at
- Directly adjacent to Mississauga’s designated [Great Lakes Waterfront Trail](#)
- Walk to [Ontario Racquet Club](#), an amazing family health club that has everything from hot yoga to swimming lessons, and obviously, racquet sports.
- 5 minute drive to [Clarkson GO](#) station, and enjoy the express train to the city in 20 minutes.
- Clarkson GO is also a bus hub to get you and your family just about anywhere quickly.
- Walking distance to [groceries](#), [restaurants](#), [local farmers markets](#) and so much more.
- [Bradley Museum](#) featuring sleigh rides and maple syrup tasting located on their 70 acres of land
- Walk to Bradley sports park for soccer lessons, winter outdoor hockey rink and outdoor summer swimming lessons at [Lewis Bradley Pool](#)
- Daycare and Montessori Schools close at hand.
- [Clarkson Public School](#) located just around the corner.
- [Greenglade Senior Public School](#), backing into the Ratray Marsh Conservation area.
- Secondary schools include [Clarkson](#), [Lorne Park](#), [Port Credit](#) and [Cawthra Park](#) and close proximity to Mentor College and Appleby College to name a small handful. Secondary Schools can be specific to the focus of study.
- Separate school district is [Iona](#), feeding from [St. Christophers School](#).

Main Floor

Foyer: 7'2" x 5'5"

- Hardwood floors
- Wood front door with top window
- Two sidelights
- Oversized walk-in coat closet
- Wood staircase with wrought iron spindles

Living Room: 19'10" x 11'11"

- Bay window overlooking front porch
- Hardwood floors
- Crown molding
- Through to dining room

Dining Room: 11'11" x 11'1"

- Hardwood floors
- Crown molding
- Ceiling medallion
- Bay window

Kitchen: 13'6" x 13'

- Hardwood floors
- Large kitchen window overlooking backyard
- Classic white kitchen with glass accent cabinet
- Under cabinet task lighting
- Double stainless steel kitchen sink with pull down spray faucet
- InSinkerator garburator
- Large pantry
- Pot lights on dimmer switches and valance light
- Island with stainless wash-up sink and granite countertop and receptacle

- Kitchen peninsula breakfast bar seating 6 comfortably
- Open to family room
- Appliances:
 - o GE Monogram Beverage fridge
 - o Asko stainless steel dishwasher
 - o Wolf 6 burner gas range
 - o Vent-a-Hood professional range hood with lights
 - o KitchenAid stainless refrigerator with water/ice dispenser
 - o Garburator

Family Room: 14'6" x 12'5"

- Walk-out to pool patio
- Hardwood floors
- Ceiling fan with light
- Wood Burning fireplace with painted brick
- Tongue and groove wainscoting
- Double glass sliding doors to backyard
- Crown molding
- Open to kitchen

Pantry and Mud Room: 12'5" x 6'5"

- Slate floor
- Side door access
- Garage access door
- Built-in cabinetry
- Wood countertop
- Utility sink
- Automated shade

Powder Room: 6'10" x 3'2"

- Slate floor
- Pedestal sink

Upper Level

Prime Bedroom: 15'1" x 12'4"

- Four piece ensuite bath
- Large window
- Double door closet
- Broadloom floor covering
- Automated room darkening shade

Laundry Room 12'6" x 10'7"

- Stacked TROMM washer and dryer set
- Slate floors
- Large Laundry Tub with pull down faucet and cupboards
- Large window
- Double deep storage closet
- Automated shade

Bedroom 12'10" x 11'4"

- Double closet
- Broadloom
- Large window
- Overlooks backyard
- Room darkening shade

Bedroom: 12'9" x 12'3"

- Double closet
- Large Window
- Berber floor covering
- Overlooks front yard

Bedroom: 12'5" x 11'4"

- Double closet
- Large Window
- Broadloom
- Overlooks backyard

Bedroom: 11'4" x 10'6"

- Triple door closet with Pax organizers
- Broadloom Floor covering
- Overlooks backyard
- Large Window
- Automated room darkening shade

Main Bathroom: 8'2" x 7'5"

- Spacious walk-in shower
- Tiled floor
- Vanity with Storage
- Skylight
- Pot lights
- Cordless shade

Lower Level

Recreation room 22'3" x 20'5"

- Wood Burning fireplace
- Berber broadloom floor covering
- Large basement windows
- Pot lights on dimmer switches

Bathroom 4'10" x 4'10"

- Three piece suite
- Stand alone shower
- Tiled floor

Office 14'10" x 9'5"

- Berber floor covering
- Walk in cedar closet
- Storage closet for files
- Ensuite Bath

Utility Room 16'3" x 12'10"

- Huge unfinished space
- Large Window
- Ample storage space

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