

# 1407 HAIG Boulevard, Mississauga, Ontario L5E 2M8

Listing

Client Full  
**Active / Residential**

[1407 HAIG Bv Mississauga](#)

MLS®#: 40514512



## Peel/Mississauga/Lakeview

1.5 Storey/House

	Beds	Baths	Kitch
Basement	1	1	
Main	2	1	1

Beds (AG+BG): **3 (2 + 1)**  
 Baths (F+H): **2 (2 + 0)**  
 SF Fin Total: **2,642**  
 AG Fin SF Range: **1501 to 2000**  
 AG Fin SF: **1,572/Plans**  
 BG Fin SF: **1,070/Plans**

Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$6,391.16/2023**

### Remarks/Directions

Public Rmks: **Discover your dream home in historic Lakeview, Mississauga. This well-maintained, charming 3-bedroom bungalow is nestled in the southeast corner of the city. The magical front porch, surrounded by mature trees, ensures privacy and tranquility. Step into an open-concept main floor that's perfect for modern living. The spacious finished basement, complete with a full bathroom, offers endless possibilities – a recreational space, a home office, or even a guest suite. Stay cool in the above-ground pool, and store essentials in the shed. A single-car garage adds practicality. For green lovers, golf courses are nearby. Shopping options abound. Downtown Toronto is just 20 kilometers away for city enthusiasts. And you will have a front-row seat to the exciting transformation coming soon to the 64-acre mixed-use area and waterfront park (2023-2026). Don't miss this rare opportunity to own in Lakeview, Mississauga. Contact us today to make this charming bungalow your forever home.**

Directions: **South Service / Dixie Road**  
 Cross St: **South Service / Dixie Road**

### Common Elements

#### Exterior

Exterior Feat:	<b>Deck(s), Porch</b>	Roof:	<b>Asphalt Shingle</b>
Construct. Material:	<b>Stucco (Plaster)</b>	Prop Attached:	<b>Detached</b>
Shingles Replaced:		Apx Age:	<b>51-99 Years</b>
Year/Desc/Source:	//	Rd Acc Fee:	
Property Access:	<b>Municipal Road, Paved Road</b>	Winterized:	<b>Fully Winterized</b>
Other Structures:			
Pool Features:	<b>Above Ground</b>		
Garage & Parking:	<b>Attached Garage//Private Drive Double Wide</b>	Garage Spaces:	<b>1.0</b>
Parking Spaces:	<b>8</b>	Licen Dwelling:	<b>Yes</b>
Parking Level/Unit:		Sewer:	<b>Sewer (Municipal)</b>
Water Source:	<b>Municipal</b>	Acres Rent:	
Lot Size Area/Units:	/	Lot Shape:	<b>Rectangular</b>
Lot Front (Ft):	<b>60.08</b>	Land Lse Fee:	
Location:	<b>Urban</b>		
Area Influences:	<b>Airport, Golf, Lake Access, Marina, Schools, Trails</b>	Retire Com:	<b>No</b>
View:		Fronting On:	<b>East</b>
Topography:		Exposure:	
Restrictions:	<b>Unknown</b>		
School District:	<b>Dufferin-Peel Catholic District School Board, Peel District School Board</b>		

#### Interior

Interior Feat:	<b>Auto Garage Door Remote(s), On Demand Water Heater</b>	
Basement:	<b>Full Basement</b>	Basement Fin: <b>Fully Finished</b>
Laundry Feat:	<b>In Basement</b>	
Cooling:	<b>Other</b>	
Heating:	<b>Forced Air</b>	
Under Contract:	<b>None</b>	Contract Cost/Mo:
Inclusions:	<b>Dishwasher, Dryer, Refrigerator, Stove, Washer</b>	

### Property Information

Common Elem Fee:	<b>No</b>	Local Improvements Fee:
Legal Desc:	<b>PT BLK C, PL 305 , AS IN RO1148851 ; MISSISSAUGA</b>	Survey:
Zoning:	<b>R3-75</b>	Hold Over Days:
Assess Val/Year:	<b>\$725,000/2023</b>	Occupant Type:
PIN:	<b>134800092</b>	Deposit:
ROLL:	<b>210507015925500</b>	
Possession/Date:	<b>90+ Days/2024-02-26</b>	

### Brokerage Information

List Brokerage: [Royal LePage Meadowtowne Realty Inc., Brokerage](#)

Source Board: The Oakville, Milton and District Real Estate Board  
 Prepared By: Joseph A. Brazeau, Salesperson

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