



1400 Dixie Road #1011

FIONNA GOSSLING

BROKER



ROYAL LePAGE REAL ESTATE
SERVICES LIMITED, BROKERAGE

Welcome to 1400 Dixie Road #1011

Situated on 6 acres of land and nestled between two golf courses this 1472 sqft corner unit at The Fairways is sure to impress. Stunning west and southwest views over the tree tops for as far as your eye can see including Lake Ontario.

This meticulously maintained two bedroom, two bathroom unit is ready for your cosmetic updates or enjoy it as is. It is a fabulous layout for entertaining with an open concept living and dining space, a spacious master and a smaller second bedroom perfect for a bedroom or a den.

This popular building has been recently redecorated and boasts five star amenities including: 24 hr security, concierge, pool, billiards room, gym, lounge, library, tennis, carwash, roof gardens and exclusive use of McMaster House for events. The maintenance fees cover your heat, hydro, water, amenities, furnace, ac and cable. One parking and one storage locker.



The Fairways - Entrance



Entrance



Foyer



Living Room



Living Room



Dining Room



Eat-in Kitchen



Master Bedroom with 4 Piece Ensuite



2nd Bedroom



4 Piece Main Bathroom



The Fairways Foyer



The Fairways - Library



The Fairway - Amenities



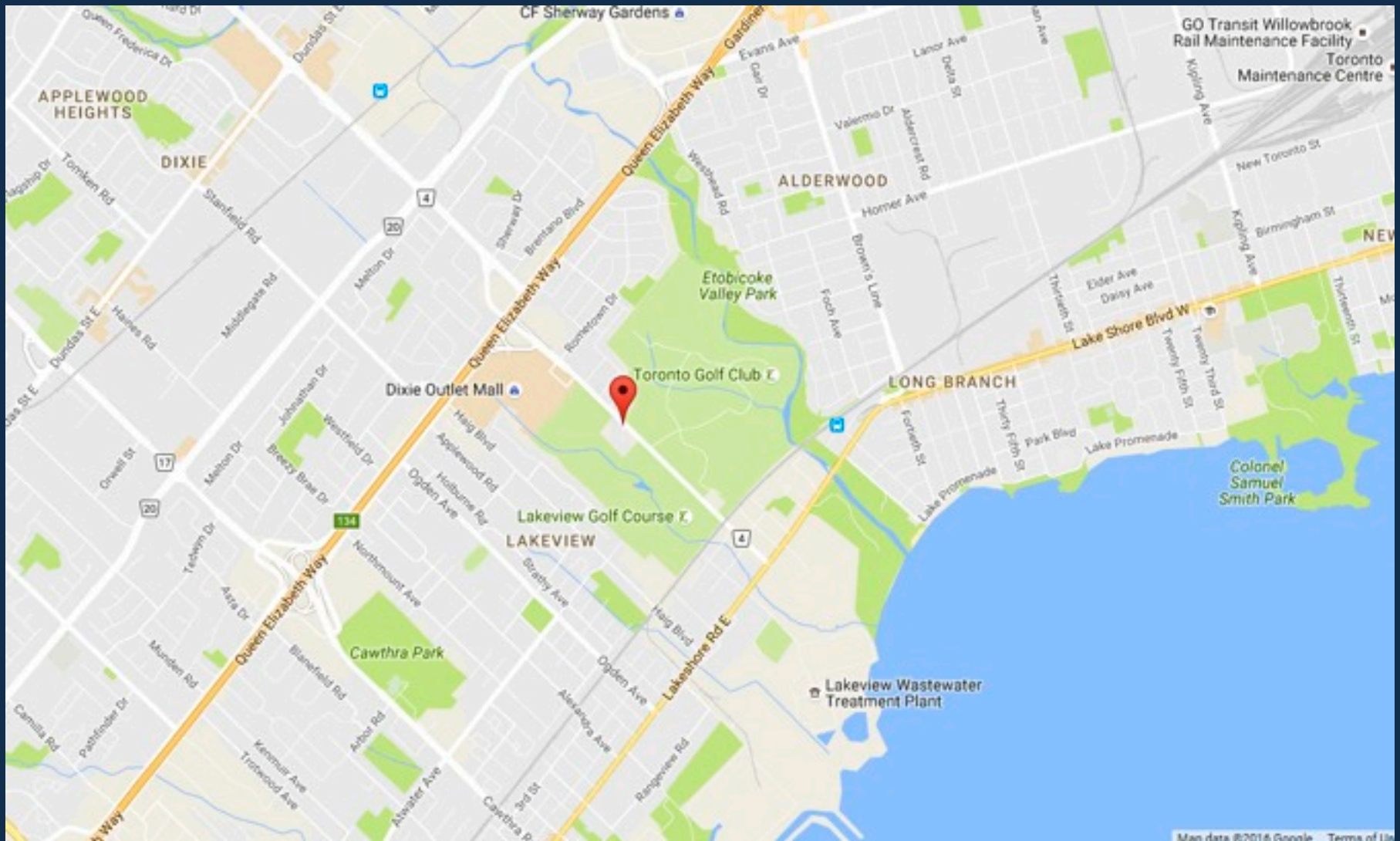
The Fairway - In Ground Pool & Patio



The Fairway - 6 Acres of Land Nestled
Between Two Golf Courses



Western View From Suite



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FEATURES:

- Six acres of spacious and manicured gardens including a fish pond
- Staffed, gated entrance
- Twenty four hour security, card access control and security cameras
- Daytime concierge service
- On site management
- Weight room, cardio room and dry saunas
- Resort-style pool & large garden patio areas
- Two tennis courts
- Billiards room
- Well equipped card and games room with conversation area
- Horticulture room
- Arts and crafts room
- Fully-equipped workshop
- Garden lounge with dance floor and grand piano
- Concerto lounge with grand piano
- Historic McMaster House for social functions
- Well stocked library with professional librarian
- Two large laundry facilities, each with an adjoining television lounge

INCLUSIONS:

- Fridge
- Stove
- Dishwasher
- All window coverings
- All electric light fixtures

Included In Maintenance Fee

- Heat
- Hydro
- Water
- Amenities
- Furnace
- Air conditioning
- Cable

SOCIAL ACTIVITIES:

Life at Fairways includes a number of social activities organized by our very active Social Committee, designed for neighbors to meet neighbors in a relaxed setting. The events include:

- Pub Nights
- Spring Fling
- Directors' BBQ
- Social Teas
- Coffee Mornings
- On-Site Classical Music Concerts
- Halloween Costume Party
- Tree Lighting Ceremony
- Appreciation Night for Committee Members and New Residents

In addition, some residents get together on a weekly basis to participate in favourite hobbies. They include bridge, euchre, billiards and yoga.



Golf

BraeBen Golf Course
5700 Terry Fox Way
905-615-GOLF (4653)

Brittania Hills G.C.
5650 Terry Fox Way
905-814-9698

Credit Valley Golf Course & Country Club
2500 Old Carriage Road
905-275-2512

Derrydale Golf Course
185 Derry Road West
905-670-3030
Golf Dome Mississauga
5750 Datsun Road
905-564-4800

Grand Highland G.C.
376 Barondale Drive
905-712-1183
Lakeview Golf Course
1190 Dixie Road
905-615-GOLF (4653)

Mississauga Golf & Country Club
1725 Mississauga Road
905-278-5281

The Toronto Golf Club
1305 Dixie Road
905-278-5255



Music, Dance & Theatre

Living Arts Centre
4141 Living Arts Drive
905-306-6100
Box Office: 905-306-6000
www.livingartscentre.ca

Meadowvale Theatre
6315 Montevideo Road
905-615-4720

Mississauga Symphony
Info: 905-615-4401
Tickets: 905-306-6000
www.MississaugaSymphony.ca

Mississauga Youth Theatre
595 Minette Circle
905-949-6499



Community Centre

Burnhamthorpe CC
1500 Gulliden Drive
905-615-4630

Carneb Corbassib CC & Twin Rinks Arena
1399 Cawthra Road
906-615-4800

Clarkson CC & Arena
2475 Truscott Drive

Churchill Meadows CC
3801 Thomas Street
906-615-3200

Erin Meadows CC
2800 Erin Centre Blvd
905-615-4750

Frank McKechnie CC
310 Bristol Road East
905-615-4660

Huron Park CC & Arena
830 Paisley Blvd West
905-615-4820

Lorne Park CC
1288 Lorne Park Road
905-615-4840

Malton CC
3540 Morning Star Drive
905-615-4640

Meadowvale CC
6655 Glen Erin Drive
905-615-4710

Mississauga Valley CC
1275 Mississauga Valley Blvd
905-615-4670

Mississauga YMCA
325 Burnhamthorpe Rd W
905-897-9622

River Grove CC
5800 River Grove Avenue
905-615-4780

South Common CC
2233 South Milway
905-615-4770



Swimming

Cawthra
1305 Cawthra Road
905-615-4800

Clarkson
2524 Bromsgrove Road
905-615-4840

Erin Meadows
2800 Erin Centre Blvd
905-615-4750

Frank McKechnie CC
310 Bristol Road East
905-615-4660

Glenforest
3575 Field Drive
905-615-4630

Huron Park CC & Arena
830 Paisley Blvd West
905-615-4820

Malton CC
3540 Morning Star Drive
905-615-4640

Meadowvale CC
6655 Glen Erin Drive
905-615-4710

River Grove CC
5800 River Grove Avenue
905-615-4780

South Common
2233 South Millway
905-615-4770

Terry Fox
1275 Mississauga Valley Blvd
905-615-4670



Arenas

Carmen Corbasson Twin Rinks
1399 Cawthra Road
905-615-4800

Chic Murray Arena
1500 Gulliden Drive
905-615-4630

Clarkson Arena
2475 Truscott Drive
905-615-4840

Erin Mills Twin Rinks
3205 Unity Drive
905-615-4760

Hershey Centre
5500 Rose Cherry Place
905-502-9100

Huron Park Arena
830 Paisley Blvd
905-615-4820

Iceland
705 Matheson Blvd East
905-615-4680

Malton Arena
3430 Derry Road East
905-615-4640

Meadowvale 4 Rinks
2160 Torquay Mews
905-615-4730

Mississauga Valley Arena
1275 Mississauga Valley Blvd
905-615-4670

Port Credit Arena
40 Stavebank Road North
905-615-4839

Tomken Twin Rinks
4495 Tomken Road
905-615-4620

Vic Johnston Centre
335 Church Street
905-826-3011



Fitness Centre / Activity Studios

Burnhamthorpe CC
1500 Gulliden Drive
905-615-4630

Carmen Corbasson Twin Rinks
1399 Cawthra Road
905-615-4800

Clarkson AS
2475 Truscott Drive
905-615-4840

Erin Meadows A.S
2800 Erin Centre Blvd
905-615-4750

Frank McKechnie A.S.
310 Bristol Road East
905-615-4660

Huron Park F.C
830 Paisley Blvd West
905-615-4820

Malton F.C.
3540 Morning Star Drive
905-615-4640

Meadowvale F.C.
6655 Glen Erin Drive
905-615-4780

River Grove F.C.
5800 River Grove Avenue
905-615-4780

South Common F.C.
2233 South Millway
905-615-4770

Terry Fox F.C.
1275 Mississauga Valley
905-615-4670



Mississauga Schools

Peel District School Board
HJA Brown Education Centre
5650 Hurontario Street
905-890-1010 or
1-800-668-1146
www.peel.edu.on.ca

Dufferin-Peel Catholic District
School Board Catholic Education
Centre
40 Matheson Blvd West
905-890-1221 or
1-800-387-9501
www.dpcdsb.org



Libraries

For information and hours visit
www.mississauga.ca/library

Burnhamthorpe Branch
3650 Dixie Road
905-615-4635

Central Library
301 Burnhamthorpe Rd W
905-615-3500

Churchill Meadows Branch
3801 Thomas Street
905-615-4735

Clarkson Branch
2475 Truscott Drive
905-615-4840 ext 2130/2125

Cooksville Branch
3024 Hurontario Street #212
905-615-4855

Courtneypark Branch
730 Courtneypark Drive W
905-615-4745

Erin Meadows Branch
2800 Erin Centre Blvd
905-615-4750

Frank McKechnie Branch
310 Bristol Road East
905-615-4660

Lakeview Branch
1110 Atwater Avenue
905-615-4805

Lorne Park Branch
1474 Truscott Drive
905-615-4845

Malton Branch
3540 Morning Star Drive
905-615-4640

Meadowvale Branch
6677 Meadowvale Town
Centre Circle
905-615-4715

Mississauga Valley
1275 Mississauga Valley Blvd
905-615-4670

Port Credit Branch
20 Lakeshore Road East
905-615-4835

Sheridan Branch
2225 Erin Mills Parkway
905-615-4815

South Common Branch
2233 South Millway Drive
905-615-4770

Streetsville Branch
112 Queen Street South
905-615-4785

Woodlands Branch
1030 McBridge Avenue
905-615-4825

Schools

Click on the link below to see the neighbourhood public schools for this home.

<http://www.peelschools.org/schools/findyourschool/Pages/default.aspx>

Community Centers

Click on the link below to see peel community centers.

<http://www.mississauga.ca/portal/residents/communitycentres>

Credit Valley Conservation

Click on the link below to learn more about Credit Valley Conservation.

<http://www.creditvalleyca.ca>

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Hello!

Pleased to 'meet' you! I was born and raised in Oakville and know first-hand what a special place it is to call home.

Not only do I have an in-depth understanding of what the different neighbourhoods have to offer, I also grew up in a real estate family and watched my mother build respect and trust in the community as a Broker.

From an early age, I learned that selling real estate isn't just about doing deals, it's about taking time to help people find the right home from them and their families. I've modelled my business principles on listening well and working hard to help people meet their individual goals.

It's simple formula that works.

Constantly ranked among the top Royal LePage agents nationally, you're in safe hands when you trust your real estate sale or purchase to me (and Rachel - my administrative genius!). Together we help families home.

I hope I'll have the chance to get to meet you soon and learn more about your real estate needs.

Come say hello at:

[FACEBOOK](#)

[YOUTUBE](#)

[LINKED-IN](#)



Contact

Royal LePage Real Estate Services Ltd., Brokerage
Fionna Gossling - Broker

MAIL:
326 Lakeshore Road East
Oakville, Ontario
L6J 1J6

WEB:
www.fionnagossling.com

EMAIL:
hello@fionnagossling.com

PHONE:
905-845-4267
FAX:
905-845-2052

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