

# PHINNEY

## REAL ESTATE

---

5262 Richborough Drive, Mississauga Feature Sheet

### **Exterior**

Detached, linked only at garage  
Brick  
Enclosed porch (3 yrs)  
1.5 Garage with separate entrance to back  
Concrete Patio (2019)  
Concrete fire pit (2019)  
Shed (2021)  
Windows (2010 per previous listing)  
Roof (2009 per previous listing)  
Playground

### **Main floor**

#### **Living**

Wood Floors  
Wood fireplace  
Walkout to yard

#### **Dining**

Wood Floors  
Open to Living Room

#### **Kitchen**

Wood floors  
Pot lights  
Stove  
Range hood (as-is; fan works, light might need bulb change)  
Dishwasher  
Fridge (as-is; water dispenser not working)  
Windows (2010 per previous listing) - owners have never experienced any leaks

#### **Powder - 2pc**

### **Second floor**

#### **Primary**

Sitting area  
Wood floors  
Double closet with organizers  
Wardrobe



**PHINNEY REAL ESTATE, BROKERAGE**

169 Lakeshore Road W, Mississauga, ON, L5H 1G3 | 440 Reynolds St, Oakville, ON L6J 3M4  
905.466.8888 | phinneyrealestate.com

# PHINNEY

## REAL ESTATE

---

### Primary Ensuite - 4-pc

#### Bedroom

Closet  
Window  
Wood floors

#### Bedroom

Closet  
Window  
Laminate floors

### Bathroom - 4pc

Large vanity  
Window  
Tile floors  
(padding on floor is just for the owner's kids)

### **Lower**

Finished by previous owner (2015 per previous listing)  
Potlights  
Brand new luxury vinyl plank floors

### Bathroom - 3pc

#### Den

Separate room

#### Laundry Room

Washer  
Dryer  
Laundry Sink

### **Extras**

High-Efficiency Furnace (2009 per previous listing)  
Air conditioner (2021)  
Garage door opener  
Hot water tank is rental @ \$24.70/month



### **PHINNEY REAL ESTATE, BROKERAGE**

169 Lakeshore Road W, Mississauga, ON, L5H 1G3 | 440 Reynolds St, Oakville, ON L6J 3M4  
905.466.8888 | phinneyrealestate.com