

92 Pinetree Way  
Mississauga

4+1 BED | 6 BATH

Welcome to this exceptional 5,500 sq ft custom-built estate, built in collaboration with acclaimed architect David Small, nestled in the desirable neighbourhood of prestigious Mineola West.

Set against the backdrop of protected Mary Fix Park and conservation forest, this one-of-a-kind residence offers a rare blend of luxury, privacy, and natural beauty—with no rear neighbors in sight.

Showcasing 4+1 bedrooms and 6 bathrooms, the home is a masterpiece of design, boasting grand 10' ceilings, double crown mouldings, rich hardwood and marble flooring, and refined millwork throughout. The open-concept layout offers formal Living & Dining Rooms with coffered ceilings and a sunlit Great Room that flows seamlessly into a chef-inspired kitchen, complete with quartz and granite surfaces, custom cabinetry, top-tier appliances, a large island, and a hidden walk-in pantry and mudroom. Step outside to your private backyard retreat—a professionally landscaped haven featuring a covered loggia, hot tub, stone patio, water feature, and gardens that attract butterflies and birds, all framed by tranquil forest views.

Upstairs, the primary suite is a luxurious escape, with soaring 10'6" tray ceilings, a custom dressing room, spa-like ensuite with heated floors, and serene treetop vistas. Two additional bedrooms include walk-in closets and full ensuites, while a versatile fourth bedroom (currently an office) also offers an ensuite, double closets and garden views. A beautifully designed laundry room with quartz counters and ample storage adds everyday convenience.

The fully finished lower level features 9' ceilings, a large recreation area, wine cellar, gym or fifth bedroom, 3-piece bath, office space, and a walk-up to the backyard. The 3-car garage includes optional built-in cabinetry and workbench.

Enhanced with smart home tech and a state-of-the-art security system, this home is located minutes from top-ranked schools, the Port Credit waterfront, and the QEW—perfect for commuters and nature lovers alike.

Timeless, elegant, and functional—this is luxury living at its finest.



























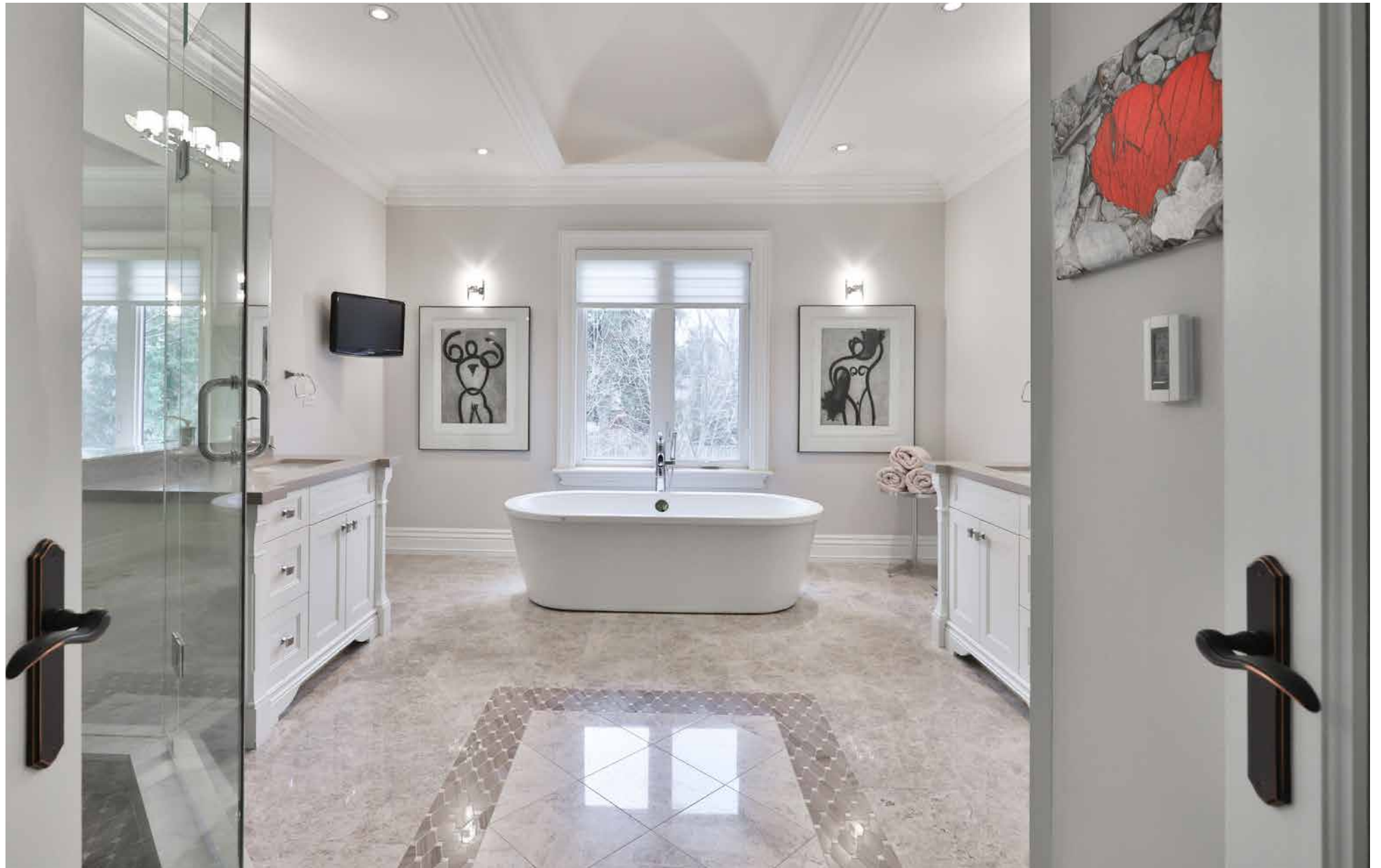














































# Features & Inclusions

## KITCHEN

- Entertainer's Custom kitchen includes
  - Custom Marciano cabinets with glass display
  - Pot Filler
  - Centre Island with plenty of seating
  - Granite and Quartz countertops
  - Undermount lighting
- Industrial Electrolux Icon
  - 36" Dual Fuel Range
  - Side by Side 32" Refrigerator/32" Freezer
  - Dishwasher
- Convenient workspace
- Pot lights
- In ceiling surround sound speakers
- Open Concept with Great Room
- Beautiful hardwood floor
- Servery/Prep Area includes:
  - Built in Panasonic Microwave
  - Convenient sink
  - Undermount lighting
  - Two beverage bars
  - Custom Marciano millwork
  - Quartz countertops
  - Soft close pocket door

## GREAT ROOM

- Open Concept with Kitchen
- Gas fireplace with custom stone clad surround
- Custom plaster crown moulding

- Walkout to Loggia and private backyard
- Overlooks professionally landscaped backyard
- Beautiful hardwood floor

## DINING ROOM

- Custom coffered ceilings and plaster crown moulding
- Combined with Living Room
- Overlooks private Loggia
- Beautiful hardwood floor

## LIVING ROOM

- Beautiful cultured travertine clad gas fireplace
- Custom coffered ceilings and plaster crown moulding
- Beautiful hardwood floor

## MUDROOM

- Garage Access
- Custom Marciano built-in storage and benches
- Double closet
- Soft close pocket door

## PRIMARY BEDROOM/ENSUITE

- 10'6" Tray Ceiling
- Roxul insulation for ultimate privacy
- Spacious Sitting Area
- Dream Dressing Room
  - Custom Cabinets
  - Dedicated make up area
  - Large window
- Beautiful hardwood floor
- Primary ensuite retreat with
  - Luxurious soaker tub
  - Separate frameless glass shower

- "His and hers" separate vanities
- Private water closet
- Alcove ceiling
- Custom plaster crown moulding
- Marble heated floor with custom inlay

## UPPER BEDROOMS

- 3 additional spacious bedrooms suites include:
  - 10'6" tray ceilings
  - Private washroom
  - Walk-in closet
  - Sitting area
  - Beautiful hardwood floor

## LAUNDRY ROOM

- Convenient upper level laundry
- Front Load Washer/Dryer
- Custom cabinetry
- Spacious walk in pantry
- Pocket doors for easy access

## WASHROOMS

- All well appointed washrooms have timer operated fans
- Stone countertops
- Two 5-piece ensuites, Two 3-piece ensuites, One 2-piece main floor powder room, One 3-piece basement bathroom

## BASEMENT

- 9' Ceilings
- Exercise room (also wired for theatre room) or can be bedroom
- Spacious recreation/games room
- 3-piece bathroom with glass enclosed shower
- Walk up to private backyard

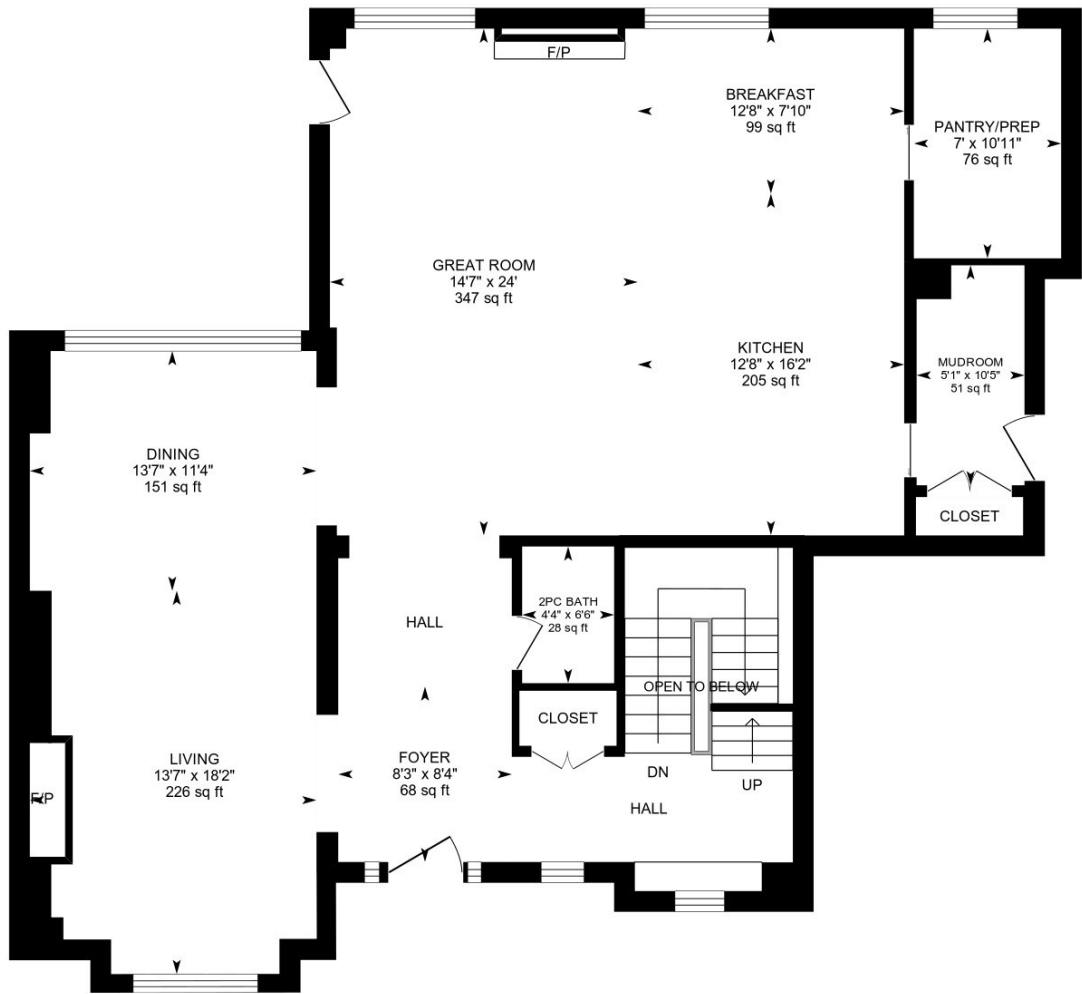
## LANDSCAPING/EXTERIOR

- Oversized Custom Fibreglass front door
- 3 car tandem garage
- Private Loggia
- Serene pond feature
- Hot Tub surrounded by large mature trees
- Interlock patio
- Siding on to Mary Fix park
- Exterior lighting on timers
- Irrigation system
- Gas BBQ hook up
- 1 ½" round eavestroughs with cast iron brackets
- Professionally landscaped with armour stone, paver stones, beautiful perennials gardens, mature trees

## OTHER

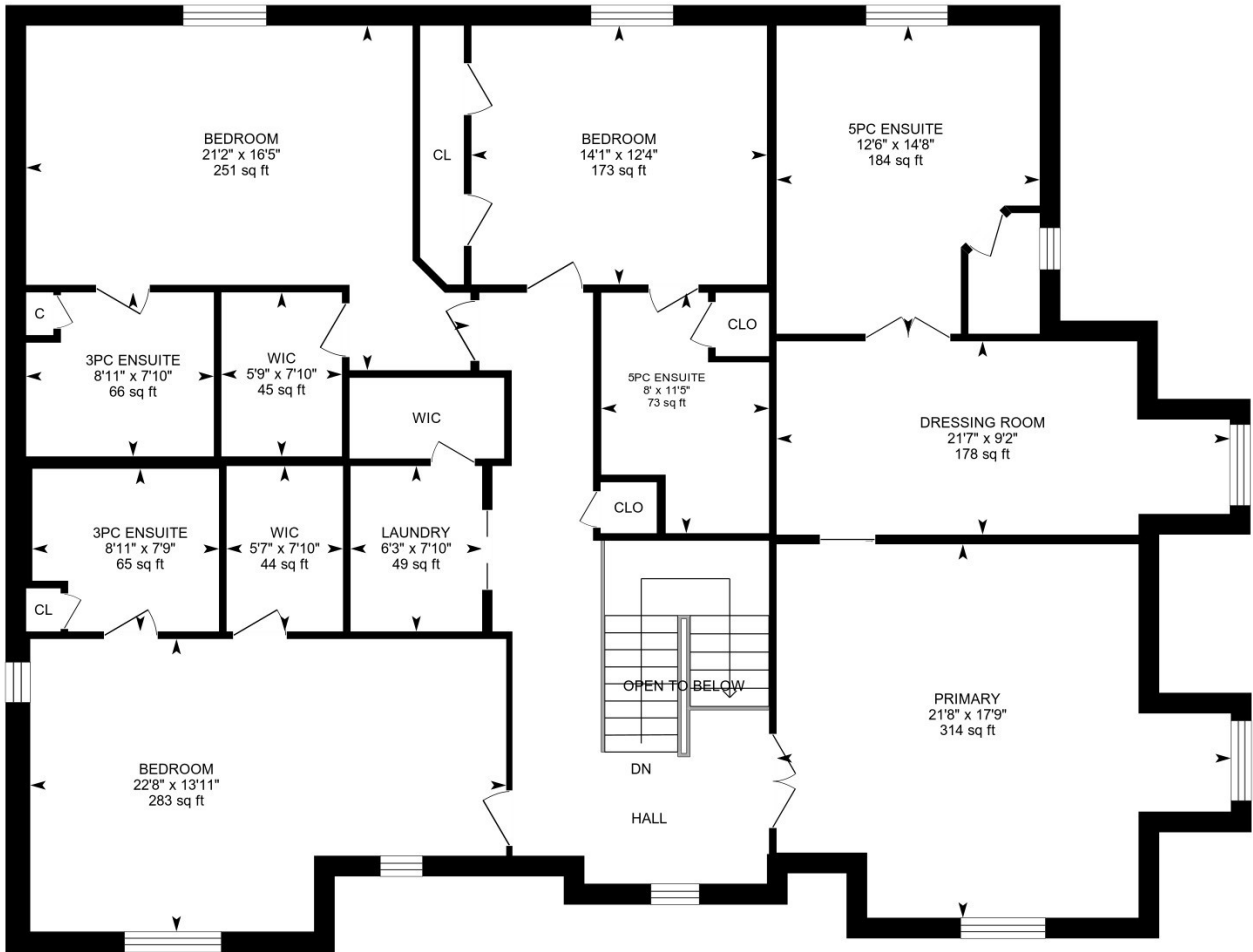
- Custom Marciano millwork throughout
- Custom plaster crown moulding
- Exquisite coffered and tray ceilings
- Oversized 11 ½" Baseboards
- 10' ceilings on main, 10'6" bedrooms and 9' ceilings in basement
- Silhouette window coverings throughout
- Solid core (soft & silent) interior doors
- Central vacuum system
- In ceiling speakers in kitchen (roughed in in Dining and Living Rooms)
- Spray foam insulation on some exterior walls
- Electrical; 200 amp
- Roof - 2014
- Windows - 2014
- Furnace - 2014
- Air Conditioner - 2014
- Hot water tank - 2020 (Rented)

# Floorplan



Main Floor

Finished Area 1,757.16 SQFT

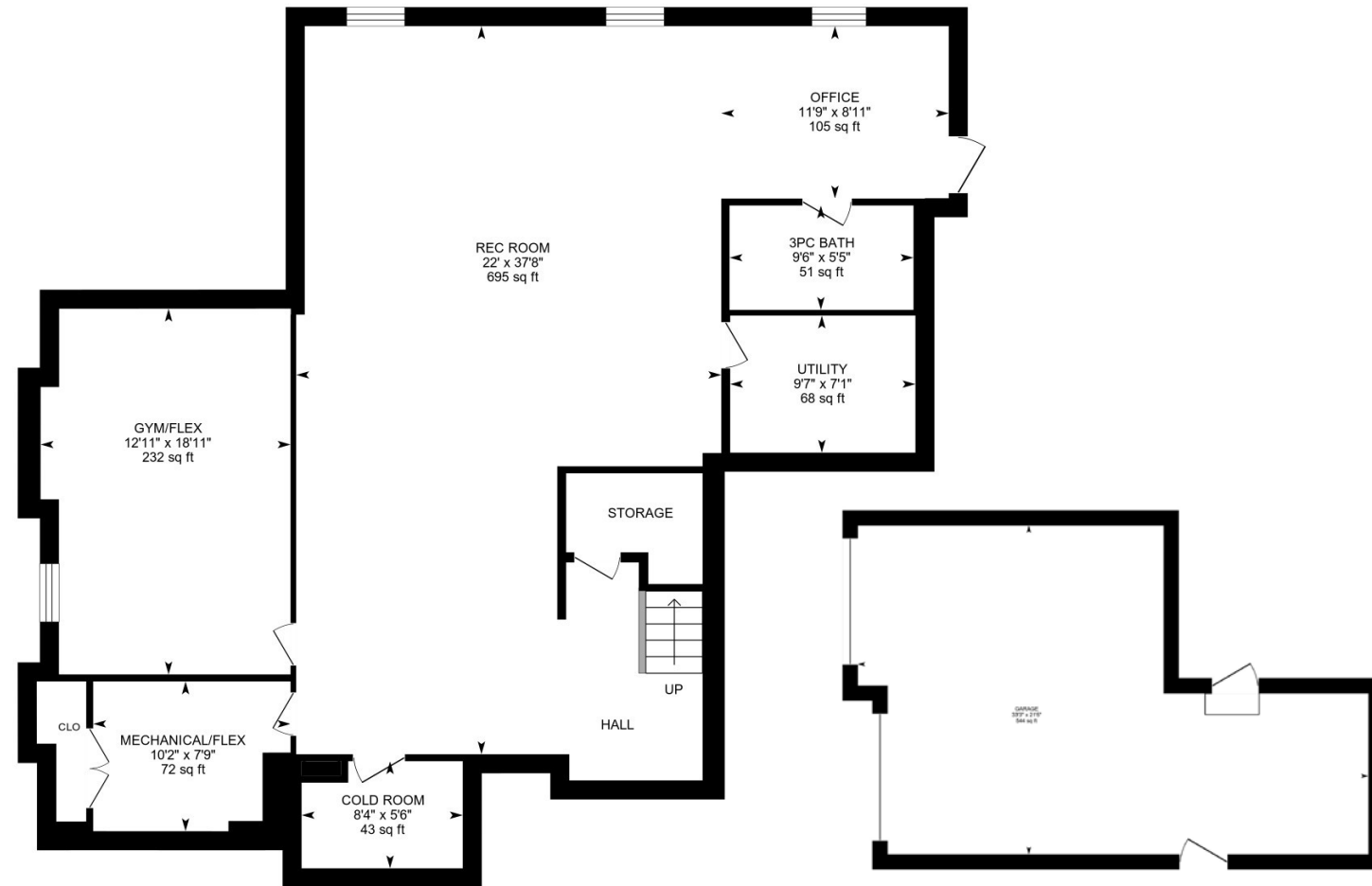


2nd Floor

Finished Area 2,374.46 SQFT



# Floorplan



**Basement (Below Grade)**

**Garage**

Finished Area **1,481.89 SQFT** | Unfnished Area **148.71 SQFT**

Unfnished Area **655.92 SQFT**



# PHINNEY

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