



**1463 Haig Boulevard**

MISSISSAUGA

**Paul  
Johnston**  
unique urban homes

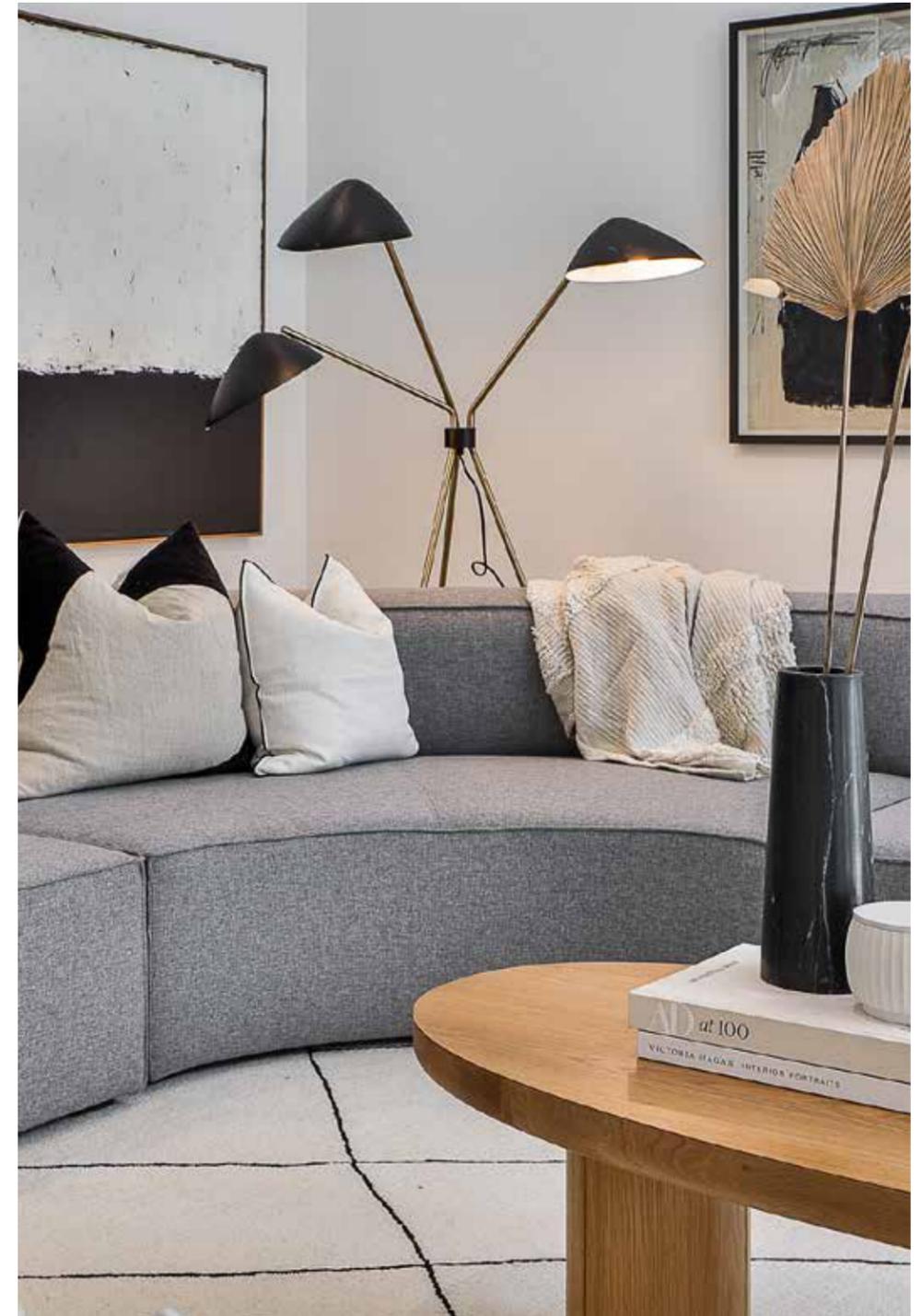


# WELCOME

While the “devil is in the details”, I’d like to propose that the “glory is in the proportions”. This home is a final example of this new edict, as evidenced from the moment you walk in. The proportions of the main floor – from the over-all masses to the unexpected double heights celebrated in the formal living room – carefully balance grandeur and comfort, blissfully celebrating both.

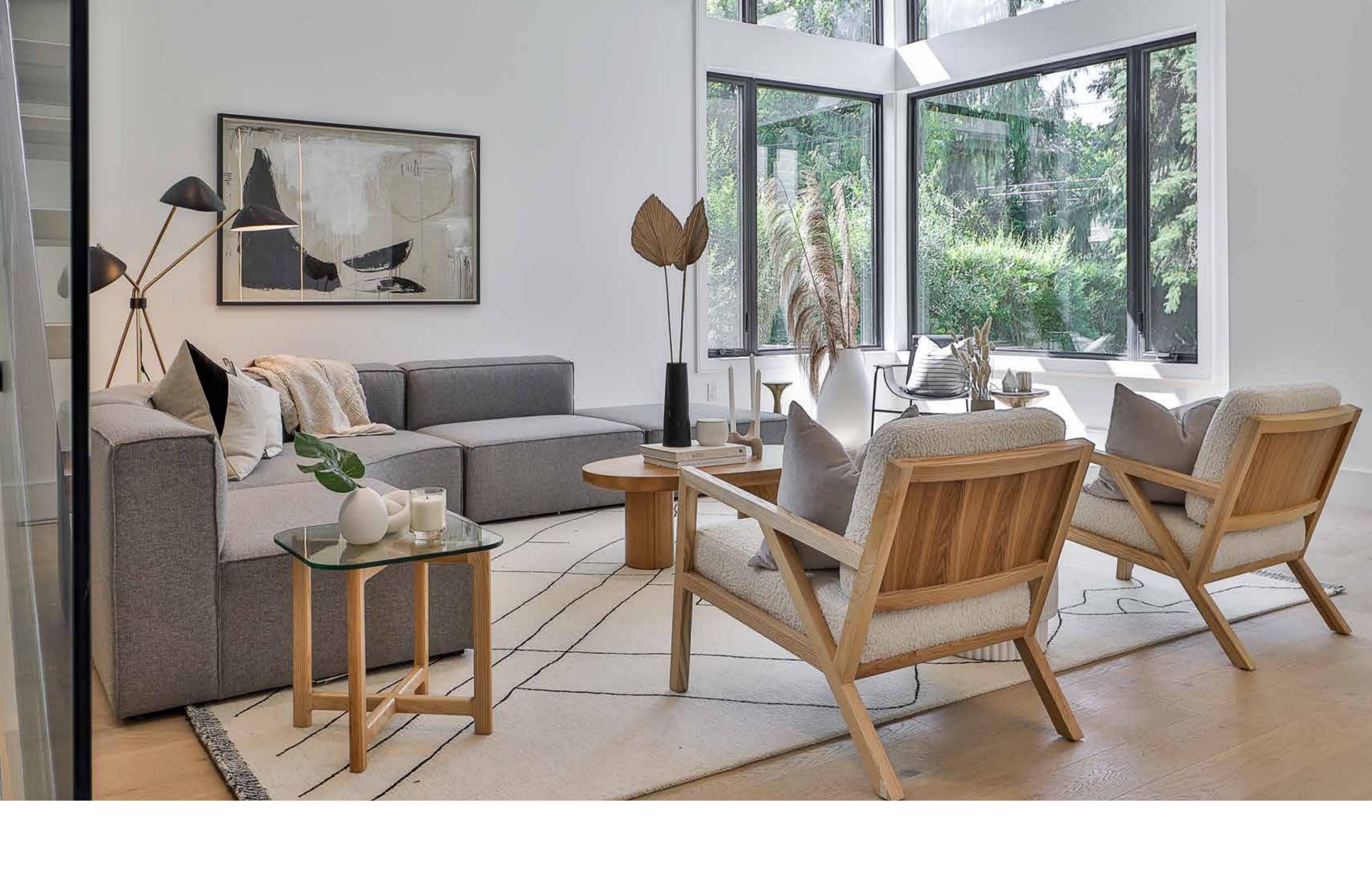
Available for sale.





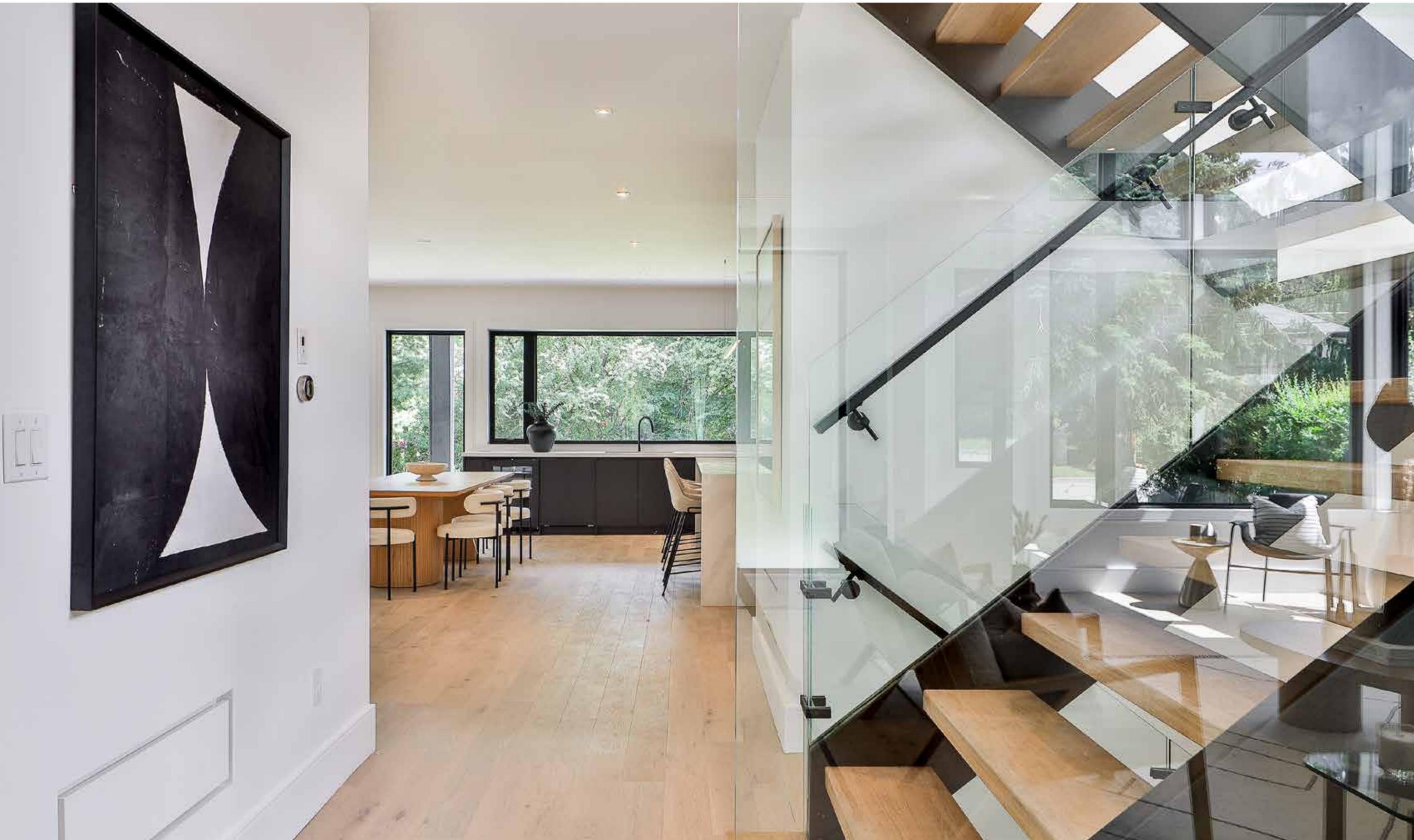






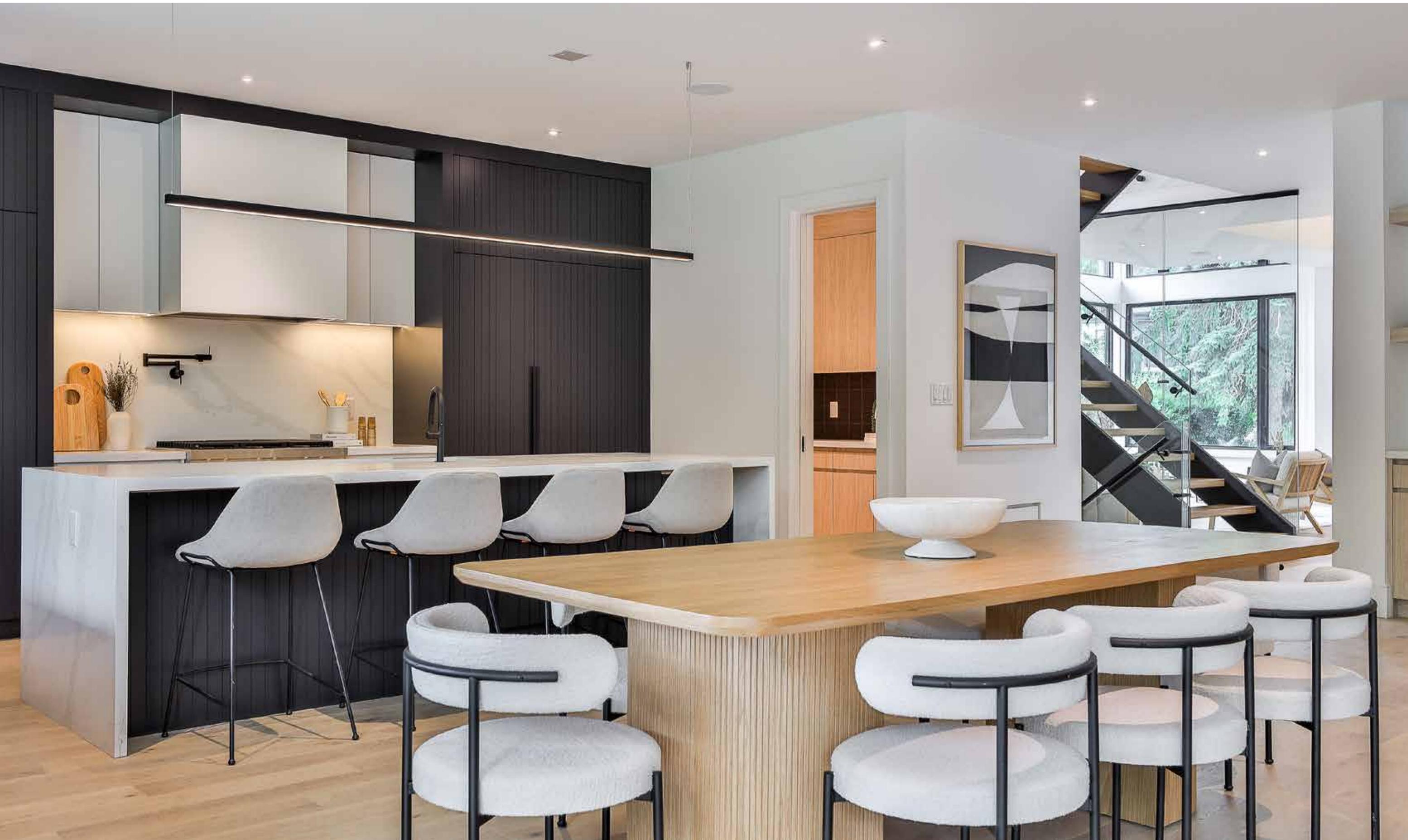






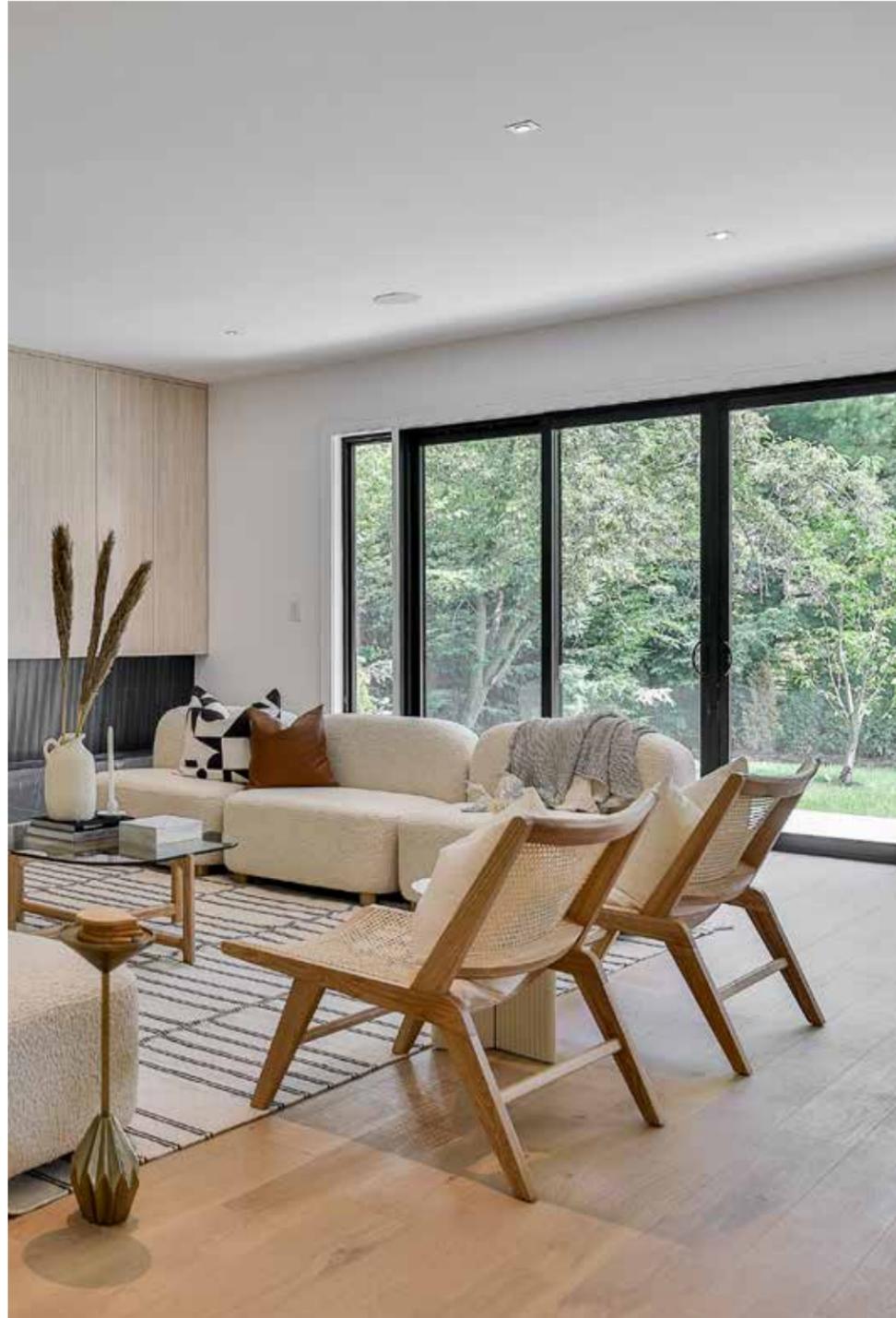


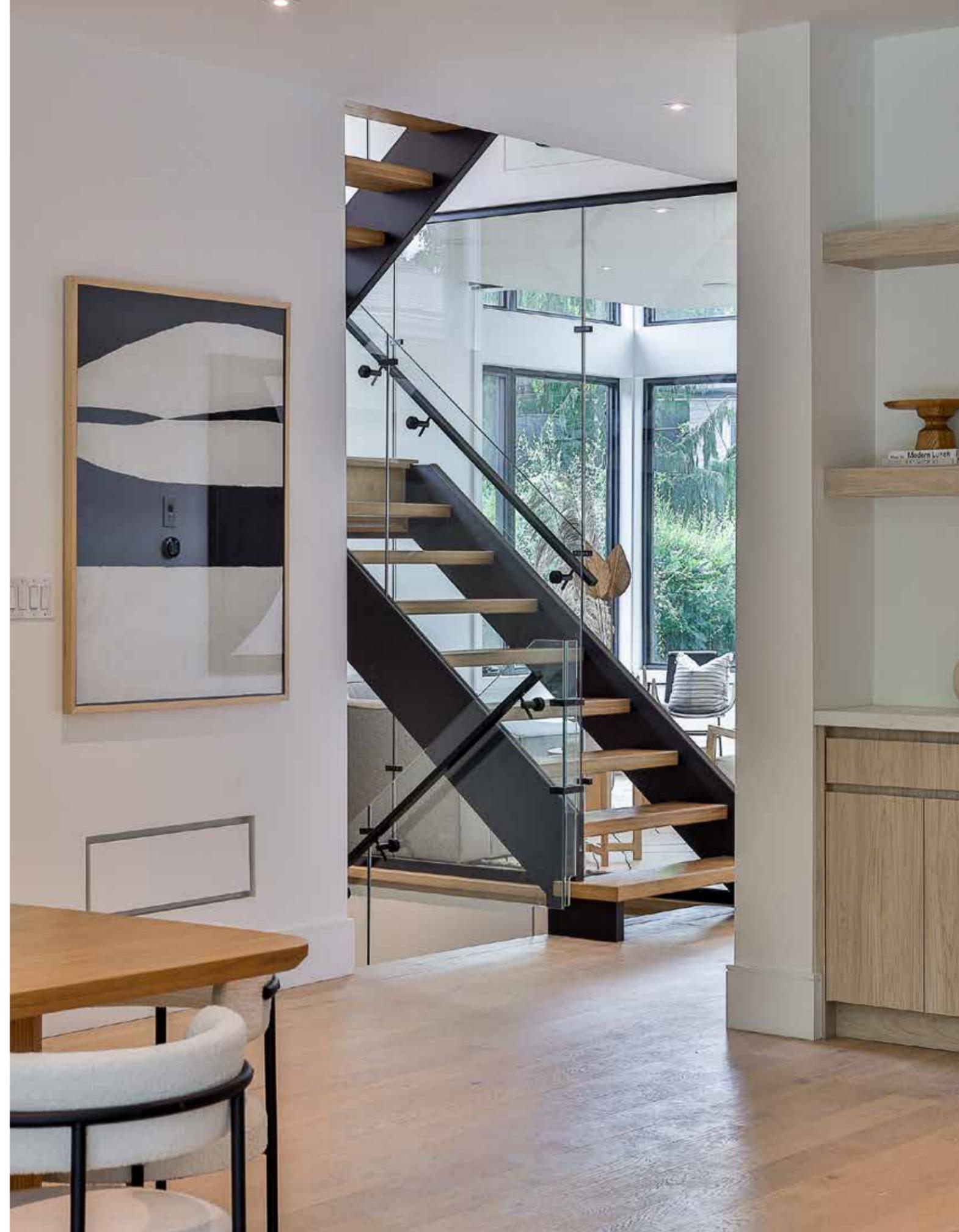


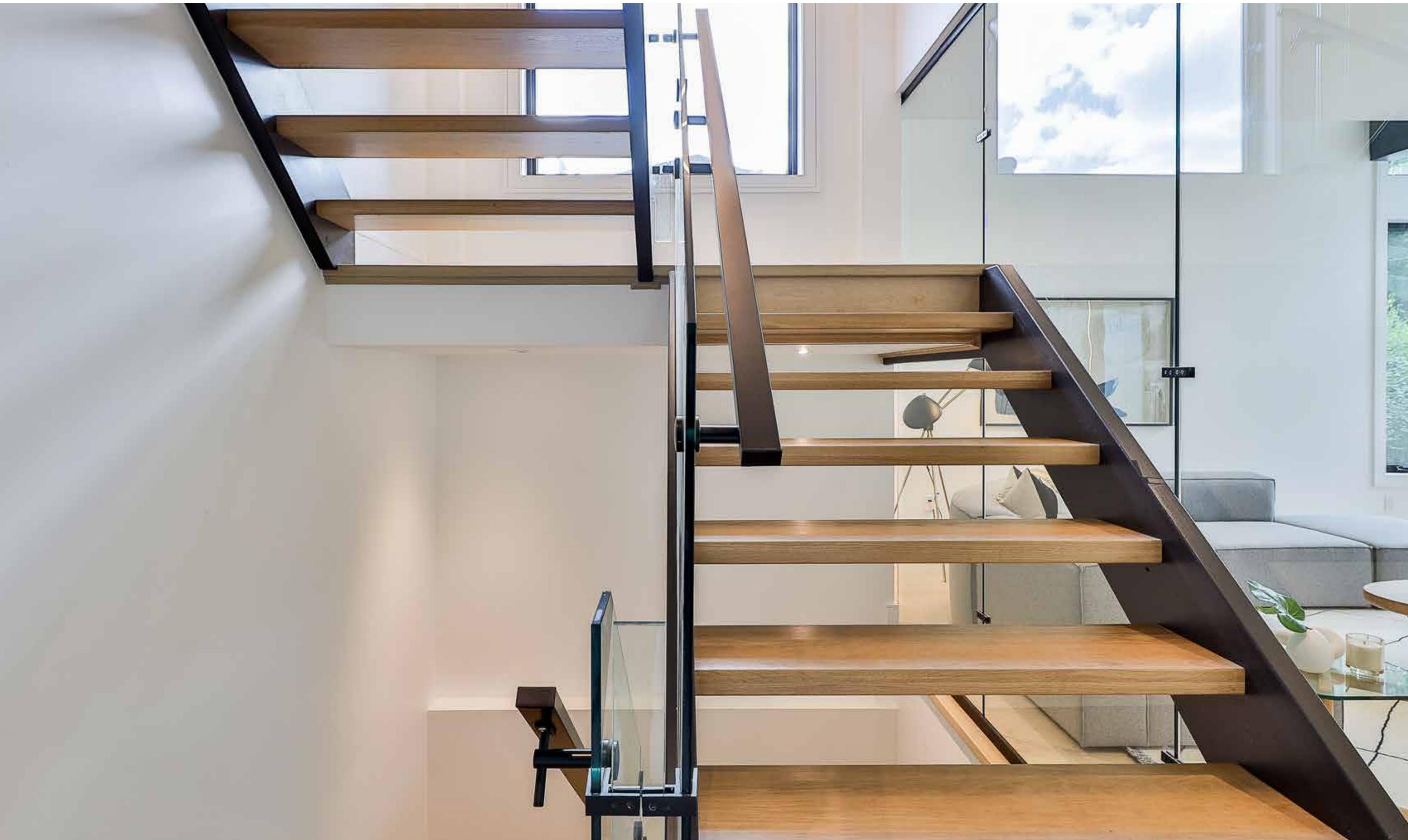












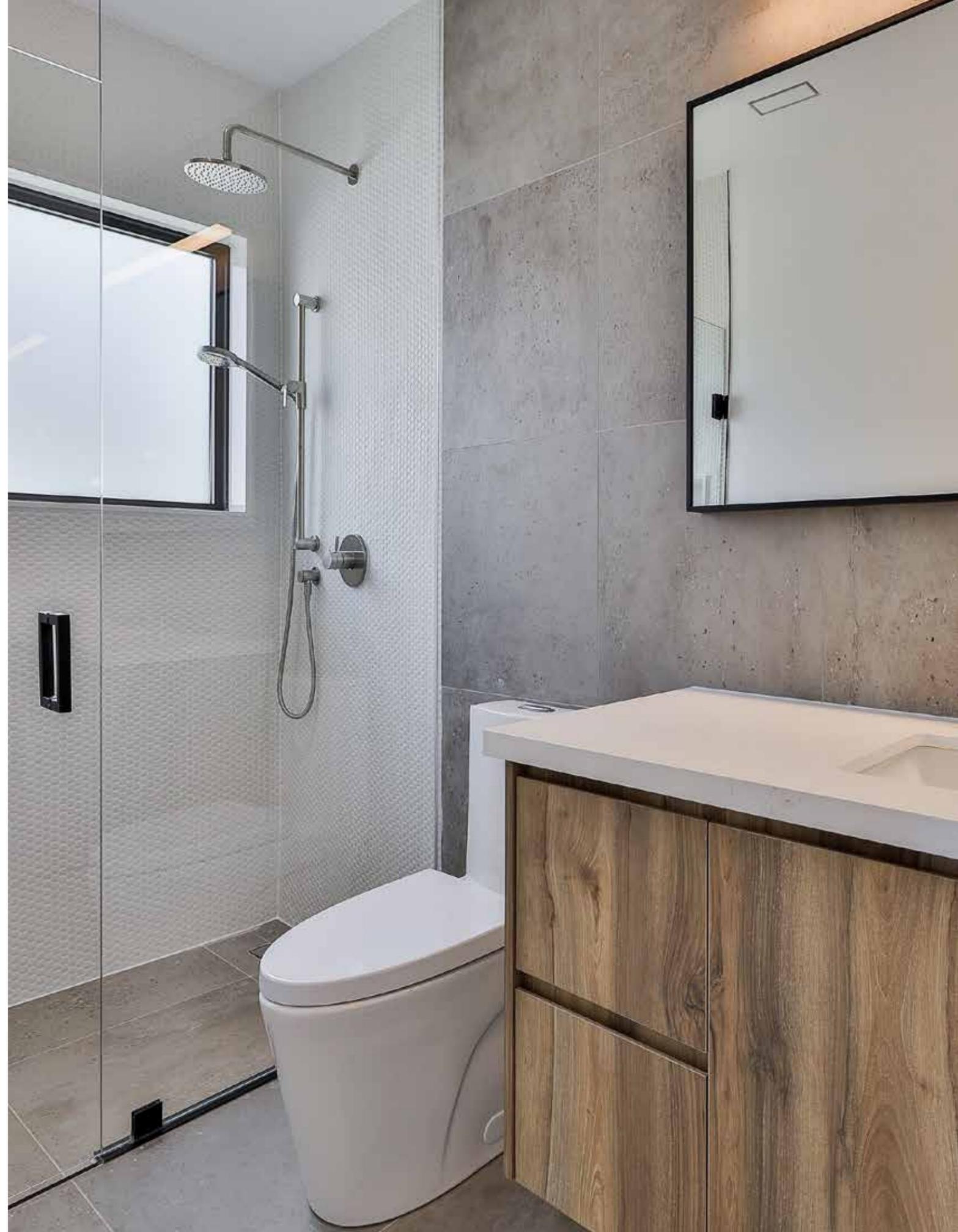


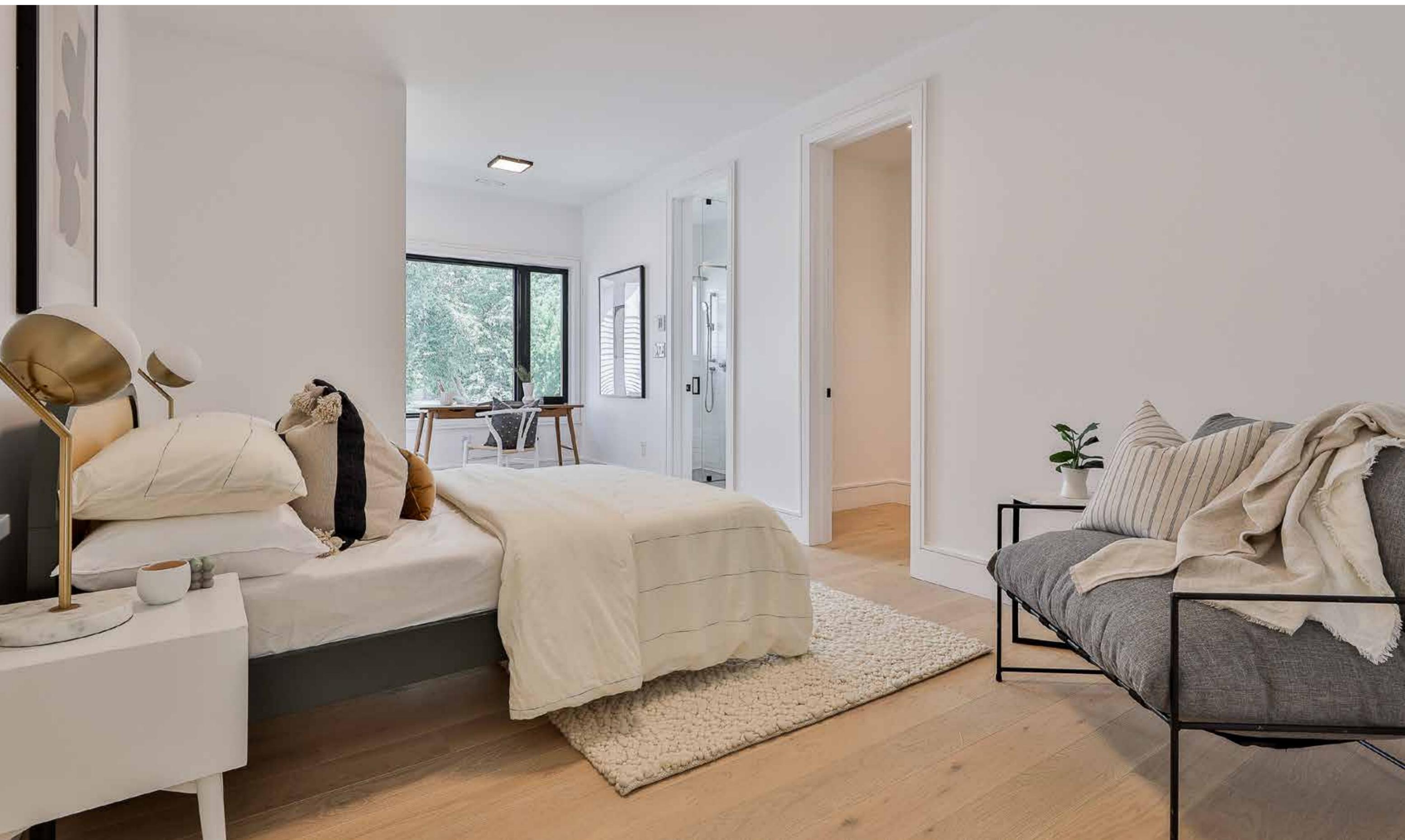














# 1463 Haig Boulevard

Some notable features and finishes

## General features

Premium pool-sized lot of 73.33 X 140.62 feet  
Custom built 2 storey home from Khanani & Bespoke Developments  
Tarion warranty  
4 bedrooms each with ensuite bathrooms  
Washrooms and tiled areas on ground and 2nd floors include radiant heating  
Finished lower level with walk out to back garden  
6" wide-plank white oak engineered hardwood flooring in all above grade principal rooms and bedrooms  
Floating steel staircase with 4 ft wide x 2" thick wood treads with frameless floor to ceiling glass wall  
20 ft high mezzanine ceiling with architectural lighting and frameless 9 ft wide glass balustrade overlooking foyer and living room  
Solid core interior doors including premium soft-close pocket doors  
Premium black architectural fixtures and hardware  
Linear architectural strip led lighting  
Pot lights throughout  
Dual zone forced-air heating and air-conditioning  
Aria architectural supply and return vents  
Aldes humidifier ventilation system  
Security system  
Ring doorbell  
Security cameras  
Tankless hot water system (owned)  
200 Amp service  
Control 4 automation for audio distribution and cameras  
In-ceiling speakers with premium Sonance MAG6R 6.5" 125-Watt speakers inside and out  
In floor hydronic radiant heating in lower level  
Cat 6 ethernet wiring

## Ground floor

9' 4" and 20' ceilings

### Entry Foyer

Over-sized floor to ceiling glazing with bright west exposure  
High security modern front door  
Nook for bench or entryway table

### Mud room

Symmetrical custom built in hidden storage/closets and millwork with 2 built in

benches and sleek, edge pull handles  
Large floor to ceiling south facing window 10 ft ceilings with pot lights

### Powder room

Unique, black solid surface round pedestal sink  
Dual-flush wall hung toilet  
Art niche

### Garage

Oversized garage with extra storage space  
Custom side door access to garage  
Aluminum and glass paneled automatic door  
Wi-fi enabled overhead door opener  
Electrical outlet for EV charging

### Living room

Double height picture windows with south-west light  
In ceiling speakers and adjustable pot lights  
Frameless floor to ceiling glass wall to stair  
20 Ft mezzanine lofted ceiling  
Custom linear LED lighting detail on north wall

### Kitchen + Dining

Custom modern cabinetry with integrated appliances  
Tambour-style door details  
Paneled Jenn Air 48" side by side refrigerator with obsidian interior, precision temperature management system and advanced climate control drawer  
Jenn Air 6-burner gas cooktop / 30" stainless Jenn Air wall-oven + 30" stainless microwave  
2 Porter and Charles dishwashers  
Marvel wine fridge  
Jenn Air range hood flanked by full height upper cabinets  
Quartz counters continued with full white quartz backsplash and custom pot filler  
Expansive 10' x 4' waterfall centre island with double sink, built in dishwasher, custom milled drawers, built in cabinets and 2" quartz counter tops  
Linear architectural light fixture over island  
12' X 2" work surface kitchen peninsula with wall to wall windows overlooking patio and garden  
Dining room overlooking garden and patio. Built in book shelf and storage with quartz counter

## Pantry

Discrete pocket door  
Upper and lower cabinets for extra storage  
Distinctive glazed backsplash tile

## Family room

Dramatic 72" linear gas fireplace  
Wall to wall hearth, with stone details  
Custom paneled flush oak millwork with hidden built in storage  
Floating 84" Sony flat screen TV  
Directional potlights  
In-ceiling speakers and subwoofer connection, for 7.1 surround  
Views to the rear covered patio and garden with slider

## **2nd Floor**

9' ceilings

Reaching the home's second level by way of an extra-wide floating steel staircase, with east facing picture window topped by an architectural hanging light fixture descending from a 20 ft lofted ceiling, is a ceremony of heights.

The mezzanine landing overlooks the foyer and living room, ascending to a 20' high lofted ceiling, framed by a 9' wall to wall glass balustrade welcoming and inviting light that offers a serene transition to the home's private space.

## Primary Bedroom

Oversized bedroom with ample space for seating areas or additional furniture  
12' X 8' French door walk-out to 19' x 17' roof deck overlooking the garden with minimal contemporary frameless glass balustrade  
Deck completed in low-maintenance imitation turf  
Walk-in closet 7' x 19' fitted with custom millwork  
Dramatic ensuite bathroom with distinctive floor to ceiling tile  
Solid core pocket door  
Double vanity with wall-mounted fixtures, stone countertop, and undermount sinks  
Decorative LED-framed mirror  
Free-standing bathtub with floor-mounted Vogt tub filler  
North and west corner windows  
Walk-in shower with dual shower heads and hand showers, bench seating  
Enclosed watercloset with solid core pocket door, picture window & heated floor  
Rough-in for speakers in Primary Bedroom, Ensuite and Terrace

## Second Bedroom

Ensuite bathroom with deep soaker bath tub, rainhead shower, Kolazzi toilet, floor

to ceiling glazed porcelain tile, undermount vanity sink with stone counters  
Walk in closet  
Large window

## Third Bedroom

Ensuite bathroom with frameless glass rainhead shower. Extra wide vanity with fitted mirror, heated floors & undermount sink  
Double closet  
Large window

## Fourth Bedroom

Ensuite bathroom with frameless glass rainhead shower  
Wall hung camaro dual flush toilet  
Fitted mirror  
Undermount vanity sink with stone counter floor to ceiling subway tile  
Walk in closet  
Study nook with large picture window

## Laundry

Quartz counter and back splash with Blanco undermount sink.  
Built in wall to wall custom upper and lower cabinetry  
Hexagonal honed tile  
Whirlpool washer and dryer

## **Lower level**

9' ceilings

Finished 4 piece bathroom double sink vanity, herringbone floor tile, frameless glass rainhead shower, fitted mirror, heated floor  
Walk out to garden from recreation room  
In ceiling speaker rough-ins  
4 Above grade window wells  
Premium laminate flooring

## **Grounds**

Landscaped front and rear yards  
In-ground irrigation system  
Poured concrete entry steps  
Bordered beds, pear tree  
Perimeter retaining east wall  
Covered walkout from lower level  
Covered patio (24' x 12') in poured concrete with potlights, in ceiling speakers, natural gas and water bib





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