

# Property Client Full

1431 Lochlin Trail, Mississauga, Ontario L5G 3V5

Listing

**1431 Lochlin Tr Mississauga**

**Active / Residential Freehold / Detached**

MLS® #: **W12414526**

List Price: **\$1,300,000**

**New Listing**

## Peel/Mississauga/Mineola



Tax Amt/Yr:	<b>\$11,052.00/2025</b>	Transaction:	<b>Sale</b>
SPIS:	<b>No</b>	DOM	<a href="#">0</a>
Legal Desc:	<b>LT 15, PL 464 MISSISSAUGA</b>		
Style:	<b>Bungalow</b>	Rooms Rooms+:	<b>7+5</b>
Fractional Ownership:	<b>No</b>	BR BR+:	<b>4(2+2)</b>
Assignment:	<b>No</b>	Baths (F+H):	<b>2(1+1)</b>
Link:	<b>No</b>	SF Range:	<b>1100-1500</b>
Storeys:	<b>1.0</b>	SF Source:	<b>Plans</b>
Lot Irreg:		Lot Acres:	<b>&lt; 0.50</b>
Lot Front:	<b>87.12</b>	Fronting On:	
Lot Depth:	<b>151.06</b>		
Lot Size Code:	<b>Feet</b>		
Zoning:	<b>Residential</b>		
Dir/Cross St:	<b>QEW &amp; HURONTARIO ST</b>		

PIN #:	<b>134700093</b>	ARN #:	<b>210501001203200</b>	Contact After Exp:	<b>No</b>
Holdover:	<b>0</b>	Possession Date:			
Possession:	<b>TBA</b>				

  

Kitch Kitch + Island YN:	<b>1 (1+0)</b>	Exterior:	<b>Brick</b>	Water:	<b>Municipal</b>
Fam Rm:	<b>No</b>	Garage:	<b>Yes</b>	Water Meter:	
Basement:	<b>Yes/Finished, Development Potential</b>	Gar/Gar Spcs:	<b>Attached Garage/2.0</b>	Waterfront Feat:	
Fireplace/Stv:	<b>Yes</b>	Drive Pk Spcs:	<b>4.00</b>	Waterfront Struc:	
Fireplace Feat:	<b>Natural Gas, Wood</b>	Tot Pk Spcs:	<b>6.00</b>	Well Capacity:	
Interior Feat:	<b>Primary Bedroom - Main Floor, Storage, Water Heater, Water Meter, Workbench</b>	Pool:	<b>None</b>	Well Depth:	
Parking Feat:	<b>Private Double</b>	Room Size:		Sewers:	<b>Municipal</b>
Heat:	<b>Forced Air, Gas</b>	Energy Cert:	<b>No</b>	Special Desig:	<b>Unknown</b>
A/C:	<b>/None</b>	Green PIS:	<b>No</b>	Farm Features:	
Central Vac:	<b>No</b>	Rural Services:		Winterized:	<b>Fully</b>
Apx Age:	<b>51-99</b>	Security Feat:	<b>Carbon Monoxide Detectors, Smoke Detector</b>		
Elevator:	<b>No</b>				
Laundry Lev:	<b>Lower</b>				
Retirement:	<b>No</b>				
Property Feat:	<b>Cul De Sac, Hospital, Park, Place of Worship, Wooded/Treed, Fenced Yard</b>				
Exterior Feat:	<b>Deck, Landscaped, Privacy</b>				
Roof:	<b>Asphalt Shingle</b>				
Foundation:	<b>Block</b>				
Topography:	<b>Dry, Level</b>				
Soil Type:					
Waterfront Y/N:	<b>No</b>	Waterfront:		Waterfront Frontage (M):	
Water Struct:		Easements/Restr:			
Under Contract:	<b>Hot Water Tank-Electric</b>	Dev Charges Paid:		HST App To SP:	<b>Not Subject to HST</b>
View:	<b>Forest, Garden, Trees/Woods</b>	Lot Shape:	<b>Rectangular</b>	Lot Size Source:	<b>GeoWarehouse</b>

## Remarks/Directions

Client Rmks: **Welcome to Port Credit, where Mineola stands as one of the most sought-after neighbourhoods in Mississauga. This timeless all-brick bungalow, lovingly owned by the same family for decades, sits on an extraordinary park-like lot measuring 87 feet wide by 151 feet deep, offering unmatched privacy and endless potential. From the moment you arrive, mature trees and expansive frontage create an immediate sense of space and tranquility. The lot itself is a true standout, providing a natural retreat with room to garden, entertain, or plan a future dream home. Whether you envision a stunning renovation, a modern addition, or a completely new custom build, the possibilities are as wide as the property itself. The classic bungalow design features a solid all-brick exterior that reflects decades of care and pride of ownership. Inside, you'll find a layout ready for your personal touch. Bright principal rooms, generous bedrooms, and a full basement that invites your ideas for additional living space, a recreation area, or even an in-law suite. The home's enduring construction offers an excellent canvas for any style, from mid-century updates to contemporary luxury. Port Credit's vibrant lifestyle surrounds you. Stroll to the waterfront trails, marinas, and parks, enjoy boutique shops, acclaimed restaurants, and lively festivals or simply relax by Lake Ontario's shore. Commuting is effortless with easy access to the GO Station, QEW, and downtown Toronto just minutes away. Properties of this size and privacy in Port Credit are exceptionally rare. Whether you choose to preserve the charm of this cherished family home, reimagine it with a modern renovation, or**

build the custom residence of your dreams, this 87 x 151 premier lot offers the space, setting, and location to make it all possible. Don't miss this chance to secure a piece of Port Credit paradise!

Listing Contracted With: **BALL REAL ESTATE INC. 705-775-2255**

Prepared By: **JEFF SANDS, Broker**

Date Prepared: **09/19/2025**

Rooms

MLS®#: **W12414526**

Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Kitchen	Main	3.33 M X 4 M	10.92 Ft x 13.12 Ft		
Dining Room	Main	3.28 M X 3.96 M	10.76 Ft x 12.99 Ft		
Living Room	Main	4.12 M X 6.48 M	13.51 Ft x 21.25 Ft		
Primary Bedroom	Main	3.61 M X 4.63 M	11.84 Ft x 15.19 Ft		
Bedroom	Main	3.61 M X 4.63 M	11.84 Ft x 15.19 Ft		
Sunroom	Main	1.94 M X 4.85 M	6.36 Ft x 15.91 Ft		
Bedroom	Basement	3.6 M X 3.61 M	11.81 Ft x 11.84 Ft		
Bedroom	Basement	4.16 M X 3.68 M	13.64 Ft x 12.07 Ft		
Recreation	Basement	3.86 M X 9.63 M	12.66 Ft x 31.59 Ft		
Utility Room	Basement	3.24 M X 8.05 M	10.62 Ft x 26.41 Ft		
Bathroom	Main			4	
Bathroom	Basement			2	

Photos

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