



2086
Autumn Breeze
Drive S

Live In The Exclusive Gordon Woods Neighbourhood In This Stylish, David Small Designed Residence. Offering Over 8000sq/ft Of Functional Living Space With 6+1 Bedrooms And 6 Bathrooms. Open Concept Design With Exceptional Finishes Throughout. Soaring 10 Foot Ceilings, Floor to Ceiling Windows, Custom Oak Staircase With Limestone Accent Wall And Built-In Speakers Are Perfect For Music Lovers.

Dream Custom Kitchen With Butlers Pantry, Professional Series Appliances From Stainless Steel Sub Zero Fridge/Freezer, Wolf Convection Steam Oven And Wall Oven, Wolf 4 Burner Gas Griddle And Quartz Counters.

Designed For Those Who Appreciate Form And Function. Precast Front Finish, Limestone Accents, Majestic Mahogany Front Doors.

Oversized Master Retreat With Fashionista Sized Closet And Spa Inspired Bath. Sprawling Basement With Rec Room, Home Gym, Cantina. Bedroom And Potential Theatre Room. Separate Entrance, Full Bath. Rough-In Kitchen Is Perfect In-Law Or Nanny Suite. Rare 3 Car Garage For The Car Enthusiast Or Workshop. Manicured Grounds With Inground Sprinkler System.

2086 Autumn Breeze Is Located On A Desirable, Private, Dead End Street. Surrounded By Multi Million Dollar Homes, Mature Trees And Convenient Access To QEW, Trillium Hospital And More.









David Small Designs

David Small

Principal Architect

The philosophy of David Small Designs begins with an insistence on design excellence, principal commitment, superior management and outstanding services to our clients, meeting all the budget and schedule objectives for our projects.

Design emerges from an intensive dialogue with the client, the site, and the program. The balance between these forces is the primary goal of our design process. We strive to create structures that are intimately connected to function and context, and that achieve a degree of craft and detail that elevates them to the highest level of both beauty and practicality.

We firmly believe that the architectural response to our clients aspirations is the true measure of the success of our work.



Steve and Raynu have carved a real estate niche in the south Mississauga neighbourhood. They have sold the majority of Luxury Homes in this beach front community since 2010. With their unique marketing style, professionalism and strive for excellence, Steve and Raynu ensure the highest level of care for all clients.

As a top sales representative with Century 21 Regal Realty, winner of multiple Centurion Awards and the coveted Grand Centurion Award, Steve understands what it takes to be successful and is extremely passionate about his business. He has also achieved top 5% in Canada for Century 21. Together Steve and Raynu bring an energetic commitment to service that has achieved tremendous success for their clients.

















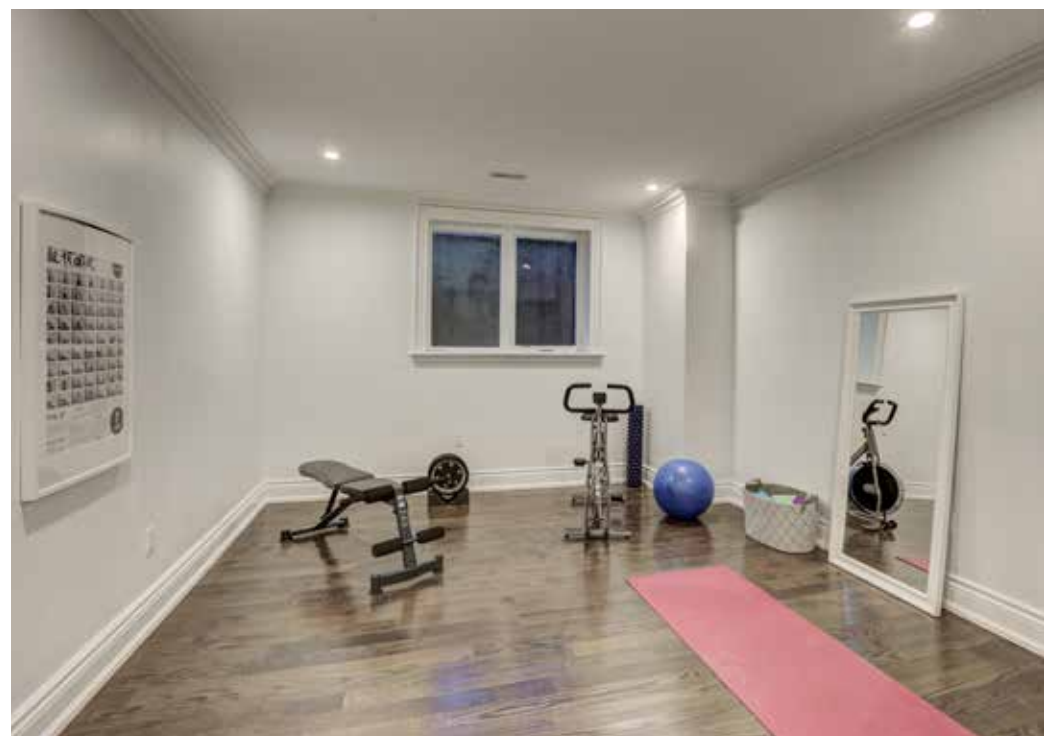










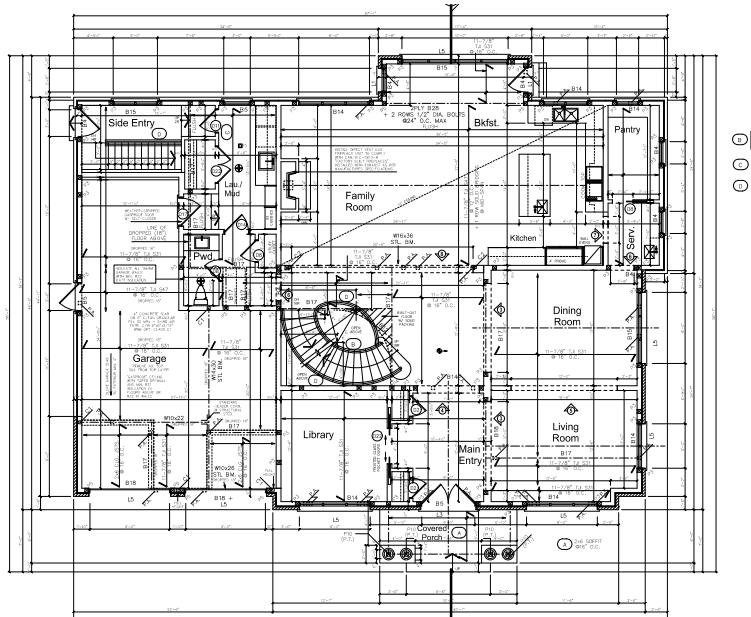




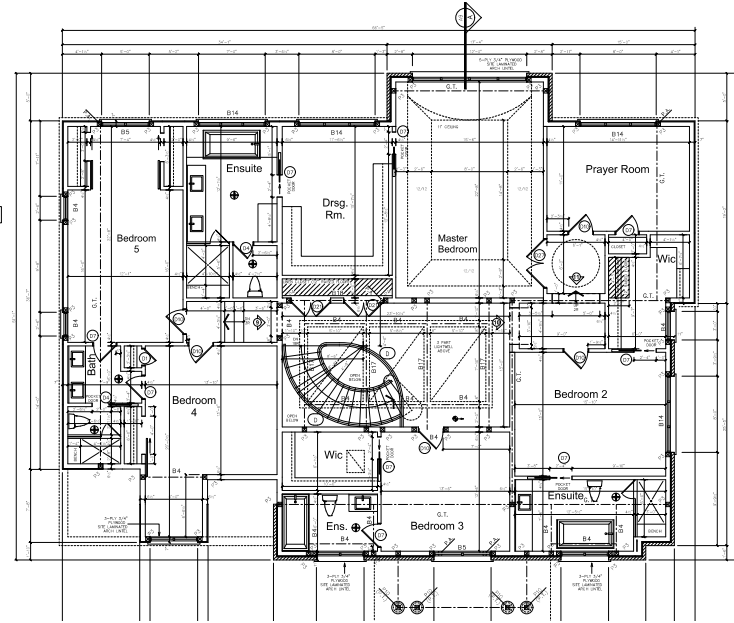


Floor Plans & Survey

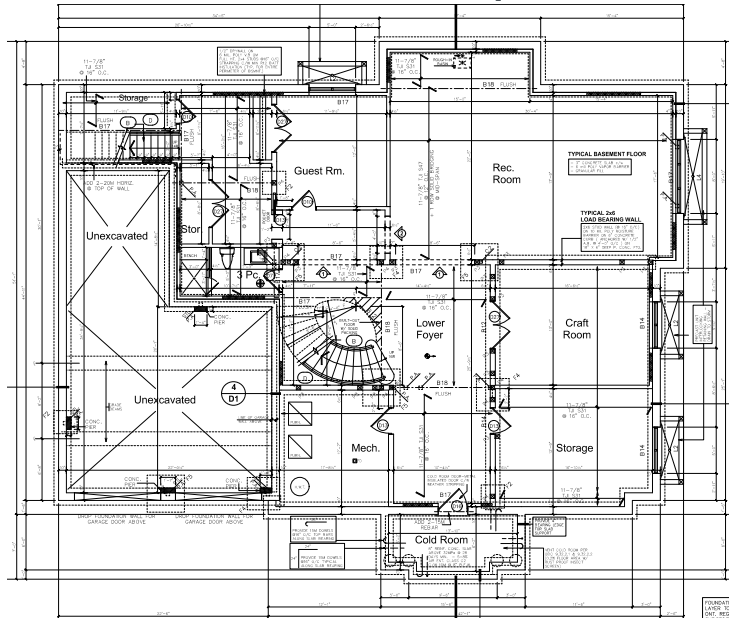
Main Level - 2,373 sq.ft.



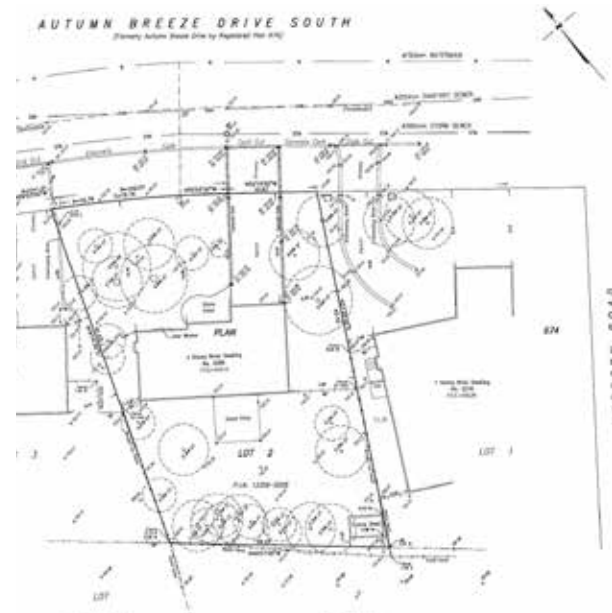
Upper Level - 2,884 sq.ft.



Lower Level - 2,443 sq.ft.



Survey



Foyer

- Custom mahogany double door entry with iron inserts
- Porcelain floor with upgraded 8-inch baseboards & door casings
- Custom wainscoting
- Elegant Crystal chandelier
- LED pot lights, custom crown moulding & built in ceiling speaker
- Alarm panel for security
- 2 large closets in hall area

Office/Den

- Custom pocket door entry
- Hardwood floor with upgraded 8-inch baseboards
- Juliette balcony with custom window panels
- LED pot lights, custom crown moulding & built in ceiling speaker
- 2 accent wall scones
- 1 alarm sensor

Living Room

- Hardwood floor with upgraded 8-inch baseboards
- Modern, elegant Crystal & Chrome chandelier
- Custom coffered ceiling with LED pot lights
- Living space combined with dining room
- 2 Juliette balconies with custom window panels

Dining Room

- Hardwood floor with upgraded 8-inch baseboards
- Modern, elegant Crystal & Chrome chandelier
- Detailed coffered ceiling with LED pot lights
- Living space combined with living room
- Large window making room sunny & bright accompanied by window blinds

Servery

- Pocket door entry through kitchen
- Porcelain floor with upgraded 8-inch baseboards

- Quartz countertop, stainless steel sink & faucet
- LED pot lights, custom crown moulding
- Large window
- Access to walk-in pantry with custom wall-to-wall cabinetry

Kitchen

- Stunning gourmet kitchen with extensively upgraded cabinetry and detailed finish by Q.C.C. Wood Work
- Extended height upper cabinets with under-cabinet valance lighting
- Large contrasting island and breakfast bar open to Family room
- 3 Sleek, modern glass & chrome pendants over the island
- Large open concept space with 11-foot ceiling height which overlooks family room
- Sizeable sun filled eat in area with garden door -walk out to patio
- Double stainless-steel sink with pull out faucet
- Extended height upper cabinetry with wall to wall pantry
- Quartz countertop with backsplash
- Detailed coffered ceiling with LED lights & built in speakers
- Porcelain floor with upgraded 8-inch baseboards
- APPLIANCES-Sub-zero stainless-steel fridge/freezer
- Wolf stainless steel wall mounted convection steam oven & wall oven
- Wolf 4 burner range with griddle
- Asko panelled dishwasher

Family Room

- Porcelain floor with upgraded 8-inch baseboards
- Detailed coffered 11-foot ceiling with LED lights & built in speakers
- Elegant Crystal & chrome chandelier
- Custom stone gas fireplace
- Large open concept space which overlooks kitchen

- Phenomenal sun-drenched room with oversized windows

Powder Room

- 2-piece porcelain floor
- Crown moulding and LED pot lights
- Textured porcelain tiled wall
- Custom floating vanity with white quartz countertop

Laundry Room

- Porcelain floor with upgraded 8-inch baseboards
- Quartz countertop, 2 large closets with plenty of storage space
- Crown moulding, LED pot lights+ large window
- 2nd stair access to basement and side door entry
- LG Direct Steam washer & LG Sensor dryer
- Convenient inside entry to 3 car tandem garage

UPPER LEVEL- 2ND FLOOR

- **FOYER**- hardwood floor, floating stairs with authentic wrought iron pickets
- 18-foot ceilings
- Limestone veneer accent wall
- Exquisite custom skylight

Master Bedroom

- Extra-large sun-drenched master retreat with flawless smooth finished ceiling
- Hardwood floor with upgraded 8-inch baseboards
- 2 Modern, elegant Crystal & chrome chandeliers
- Accent wall with 2 wall scones
- Large walk thru closet with sitting area
- Convenient access to alarm panel

Ensuite

- Custom Double glass door entry
- 5-piece, heated porcelain floor, crown moulding & LED pot lights
- Luxurious oversized soaker tub
- Custom floating his & her sink
- Separate make up area with quartz counter tops
- Separate water closet
- Large separate shower with

upgraded textured tile surround, light & frameless glass enclosure

1st Bedroom

- Hardwood floor with upgraded 8-inch baseboards
- Crown moulding, LED pot lights
- 9-foot ceilings
- Large closet & window

Second Bedroom

- Hardwood floor with upgraded 8-inch baseboards
- 9-foot ceilings
- Large windows embellished with window blinds
- Pocket door-large walk in closet with custom shelving

Ensuite

- 4-piece, heated porcelain floor, crown moulding & LED pot lights
- Upgraded textured accent tiled wall, vanity & quartz countertop
- White soaker floating tub with hand held chrome faucet
- Upgraded textured tile surround, light & frameless glass enclosure with rain shower
- Oversized windows with window blinds

3rd Bedroom

- Hardwood floor with upgraded 8-inch baseboards
- Crown moulding, LED pot lights & large window
- Large walk in closet with custom shelving

Ensuite

- 4-piece shower & tub combination
- Heated porcelain floor, crown moulding & LED pot lights tub
- Custom accent tiled wall, floating vanity and quartz countertop

4th Bedroom

- Hardwood floor with upgraded 8-inch baseboards
- Crown moulding, LED pot lights & large window
- Alcove area perfect for a student's desk
- 11-foot ceiling
- 2 closets with plenty of storage

Semi-Ensuite

- 4-piece, heated porcelain floor, crown moulding & LED pot lights
- Custom floating his & her sink with quartz counter tops
- Glass shower with mosaic glass subway tiles & rain shower head

5th Bedroom

- Hardwood floor with upgraded 8-inch baseboards
- Crown moulding, LED pot lights & large window
- 11-foot ceiling
- Shared 4-piece semi ensuite

LOWER LEVEL-BASEMENT REC ROOM

- Hardwood floor, LED pot lights & crown moulding
- Limestone veneer wall with gas fireplace
- Extra large windows allowing for an abundance of natural light

Theatre Room

- Double pocket door entry
- Hardwood floor, LED pot lights & crown moulding
- Large window allowing abundance of natural light

Bedroom

- Hardwood floor, LED pot lights, crown moulding
- Large closet & window

Gym

- Hardwood floor, LED pot lights, crown moulding
- Large window

Bathroom

- 3-piece porcelain floor, crown moulding & LED pot lights
- Custom floating vanity with quartz countertop
- Large glass shower with rain shower head

