

# 3235 Raindance Crescent

[www. 3235Raindance.com](http://www.3235Raindance.com)



Your Community  
REALTY  
**ROYAL LEPAGE**  
BROKERAGE INDEPENDENTLY OWNED & OPERATED

**Marek Kloda**  
Broker

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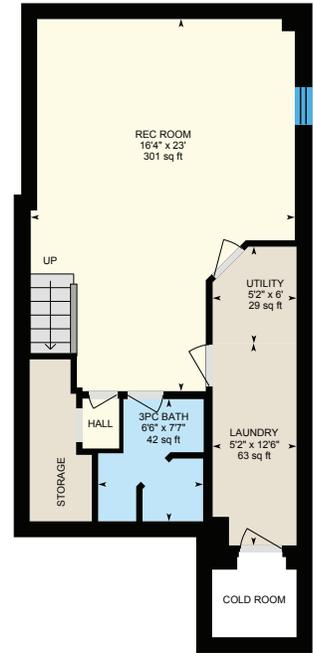
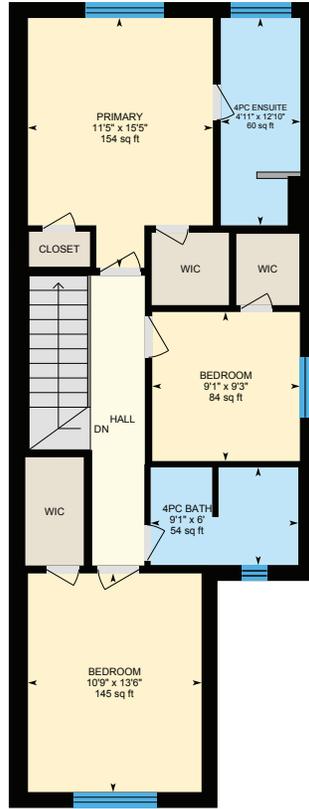
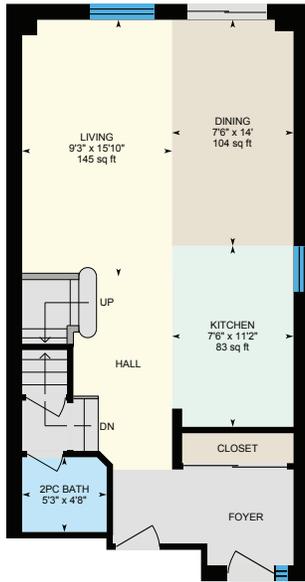


ROYAL LEPAGE  
**CHAIRMAN'S CLUB**  
NATIONAL TOP 1%  
2012-2021

**Shawn Zigelstein**  
Broker



# 3235 Raindance Crescent, Mississauga





## PUBLIC SCHOOLS

Your neighbourhood is part of a community of Public Schools offering Elementary, Middle, and High School programming.

### Kindree PS

Designated Catchment School  
Grades PK to 5  
7370 Terragar Blvd

### Lisgar MS

Designated Catchment School  
Grades 6 to 8  
6755 Lisgar Dr

### ÉS Jeunes sans frontières

Designated Catchment School  
Grades 7 to 12  
7585 Financial Dr

### É Élé Le Flambeau

Designated Catchment School  
Grades PK to 6  
600 Novo Star Dr

### Meadowvale SS

Designated Catchment School  
Grades 9 to 12  
6700 Edenwood Dr

## ALTERNATIVE & SPECIAL SCHOOLS

Nearby alternative and special education schools include:

### West Credit SS

Grades 9 to 12  
6325 Montevideo Rd

### Oakwood Academy

Grades 1 to 12, Ungraded  
2150 Torquay Mews

## CATHOLIC SCHOOLS

Your neighbourhood is part of a community of Catholic Schools offering Elementary, Middle, and High School programming.

### St Albert of Jerusalem ES

Grades PK to 8 (Assigned)  
7185 Rosehurst Dr

### ÉÉC Ange-Gabriel

Grades PK to 6 (Assigned)  
1830 Meadowvale Blvd

### Our Lady of Mount Carmel SS

Grades 9 to 12 (Assigned)  
3700 Trelaway Cir

### ÉSC Sainte-Famille

Grades 7 to 12 (Assigned)  
1780 Meadowvale Blvd

## PRIVATE SCHOOLS

The private schools nearest to you are:



### Mississauga Children Montessori Private School

Grades PK to K  
2980 Crosscurrent Dr

### Lynn-Rose Heights Private School

Grades K to 6  
7215 & 7205 Millcreek Dr

### Mississauga Christian Academy

Grades PK to 8  
2720 Gananoque Dr

### Western Heights Montessori Academy Millcreek Campus

Grades PK to K, Ungraded  
6920 Millcreek Dr

## PARKS & REC.

This home is located in park heaven, with 4 parks and a long list of recreation facilities within a 20 minute walk from this address.



### Tobias Mason Park

3274 Cactus Gate



2 min

### Buttonbush Park

7457 Russian Olive Close



8 min

### Aspen Ridge Park

7290 Aspen Ave



5 min

### FACILITIES WITHIN A 20 MINUTE WALK

4 Playgrounds      4 Sports Fields  
2 Ball Diamonds      1 Rink  
1 Trail

## TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 2 minute walk away and the nearest rail transit stop is a 5 minute walk away.

### Nearest Rail Transit Stop

Lisgar GO



5 min

### Nearest Street Level Transit Stop

Cactus Gate/Tenth Line



2 min

## SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a police station, and a hospital within 7.29km.

### Trillium Health Partners - The Credit Valley Hospital

2200 Eglinton Ave W

### Fire Station

2740 Derry Rd. W.

### Police Station

7150 Mississauga Rd

## CONVENIENCE

This home is located near everyday amenities to make your daily errands easier.



Coffee



Gym



Grocery



Gas Station



HoodQ

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Exceptional, Bright & Spacious 3 Bedrooms, 4 Baths Semi, Near Lisgar Go Station, Freshly Painted, Open Concept Main Level With Large Quartz Centre Island In Kitchen, Upgraded Light Fixtures, Large Master Bedroom With Soaker Tub & Shower, Finished Basement With 3 PC Bath, Potlights, Roughed-In Central Vac, Walk-Out To Backyard Patio, Roof (2016), Central Air (2012), Finished Basement (2013), Kitchen Upgrades (2016), Professionally Interlocked & Landscaped Front & Back, Over \$60K in Upgrades. Close to Smart Plaza, Schools, Park, Hwy 401 and 407!!!

Extras:

All Existing Appliances: Stainless Steel French Door Fridge, Flat Top Stove, Dishwasher, Washer, Dryer,  
All Electric Light Fixtures, All Window Coverings, 2 Parking Driveway!

Rental: Hot Water Tank

Lot: 22.3 Ft x 104.8 Ft

Taxes: \$4,170.66/2021