

# THE VALLEYWOODS

SPACIOUS PARKSIDE LIVING



## The Valleywoods

The Valleywoods is sophisticated rental living you can call home in The Mississauga Valley. The community is walking distance from everything the heart of Mississauga has to offer including: Square One Shopping Centre, Celebration Square, downtown Mississauga, the Living Arts Centre and the lovely 8km Cooksville Creek Trail! Whether enjoying our manicured grounds, cycling through surrounding trails, walking in the woods or just simply admiring the gorgeous natural panoramas from your balcony, The Valleywoods is optimal rental living.

[thevalleywoods.com](http://thevalleywoods.com)

1423 Mississauga Valley Blvd.,  
Mississauga, ON L5A 4C3  
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**Morguard**

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## Neighbourhood

Nestled into the Mississauga Valley, it's surprising to realize that this tranquil location surrounded by lush greenspace is less than a kilometre from Mississauga's bustling city centre. Just beyond the parkland lies every urban convenience: Shop at Square One, or cross the city with ease via local transit and easy access to Highways 401, 403 and the Gardiner expressway. The rapidly developing financial district, the Civic Centre and even the Living Arts Centre form a definite cultural hub of the community close to home. Whether it's business or pleasure, day-to-day necessities or entertainment, this rental community has it all.

## Community Amenities

- 24 hour surveillance
- Supervised outdoor swimming pool
- Guest suite
- Outdoor visitor parking
- Mobile patrol security
- Party room
- Fully equipped fitness centre and sauna
- Business centre
- Monitored bicycle storage rooms
- Smart card laundry centre
- Controlled indoor tenant parking
- Shuffleboard and pool table

## Suite Sizes

- 1 Bed / 1 Bath: 588 SF – 910 SF
- 2 Bed / 1 Bath: 921 SF – 959 SF

## Lifestyle

Morguard is committed to providing an exceptional living experience in our managed apartment homes. Our professional on-site staff are dedicated to providing unrivaled customer service. We take the time to know our residents to meet their expectations – consistently.

You can be confident that Morguard's property management practices and customer service standards are upheld by a community team that care about the quality of the building and their residents.

## Suite Amenities

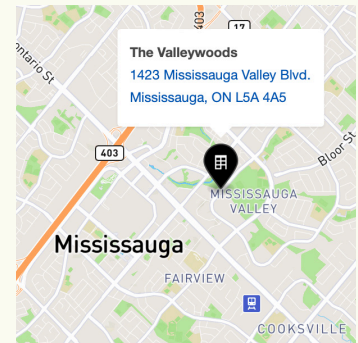
- Air conditioning
- Energy efficient appliances\*
- Dishwashers\*
- Ceiling fan in dining area\*
- Window coverings
- Parquet flooring
- Balcony
- In-suite storage
- Hydro extra

\* Available in select suites

- 3 Bed / 1.5 Bath: 1167 SF\*

\* Approximate square feet

## Destination



### 1423 Mississauga Valley Blvd., Mississauga, ON L5A 4A5

**From the South:** Take the Queen Elizabeth Way (QEW) to Hurontario Street (Highway 10). Travel north on Hurontario Street for 3.5 km to Elm Drive. Turn right on Elm Drive and go eastbound to Mississauga Valley Boulevard, the second street on the left. Turn left onto Mississauga Valley Boulevard and continue to destination.

**From the North:** Take Highway 401 to Hurontario Street (Highway 10). Travel south on Hurontario Street for 10 km to Elm Drive. Turn left on Elm Drive and go eastbound to Mississauga Valley Boulevard, the second street on the left. Turn left onto Mississauga Valley Boulevard and continue to destination.

## Contact

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