



## Features & Updates - 3362 Fenwick Cres., Mississauga

### Highlights:

- Great Space in This Beautifully Updated & Well-Maintained 3 Bedroom & 3 Bath Freehold Townhouse on Tree-Lined Crescent in Desirable Erin Mills Community!
- Convenient Enclosed Porch Entry Leads to Generous Principal Rooms with Hardwood Flooring, Smooth Ceilings & Crown Moulding.
- Bright, Updated Kitchen Features Quartz Countertops, Chic Tile Backsplash, Stainless Steel Appliances & Breakfast Nook with Large Window & Built-in Breakfast Bar with Additional Storage.
- Spacious Formal Dining Room Combined with Bright Living Room Featuring Bay Window Overlooking the Backyard.
- Warm & Welcoming Family Room with Gas Fireplace & Walk-out to Patio & Backyard.
- Updated 2pc Powder Room Completes the Main Level.
- 3 Good-Sized Bedrooms, Updated 4pc Main Bath & Large Linen Closet on 2nd Level.
- Spacious Primary Bedroom Suite Boasts Huge Walk-in Closet/Dressing Room with Extensive Built-in Organizers & 4pc Ensuite with Double Vanity & Large Shower.
- Fabulous Finished Basement with Laminate Flooring Features Rec Room with Bar Area Plus Separate Media Room, Finished Laundry Room & Loads of Storage!
- Private, Fully-Fenced Backyard with Patio Area & Beautiful Perennial Gardens.
- Convenient Erin Mills Location within Walking Distance to Parks & Trails, Shopping, Restaurants & Many More Amenities... Plus Quick Access to Highways 403 & 407 for Commuters!!

### Inclusions:

All Light Fixtures, All Window Coverings, Refrigerator & Stove, Built-in Dishwasher, Washer & Dryer, Pool Table & Accessories, Backyard Storage Shed, Automatic Garage Door Openers & Remote(s)

### Exclusions:

Water Purifier System & Tap in Kitchen, Electric Fireplace in Primary Bedroom

### Rental:

Hot Water Tank/Heater ('24)

### Updates:

2023: New A/C

2022: New Furnace

2019: Updated Kitchen, Including Cabinetry, Tile Backsplash, Quartz Countertops & Stainless Steel Appliances

2019: Smoothed Ceilings on Main Level & Crown Moulding on Main & 2nd Levels

2019: New Hardwood Flooring through Main Level

2019: New Broadloom on Stairs & Bedrooms