



Together, for better !

一份信任，三份回报！



MLS Listing - 3170 Eclipse Ave., Mississauga



3170 Eclipse Ave
Mississauga Ontario L5M 7X1
 Mississauga Churchill Meadows Peel
SPIS: N **Taxes:** \$6,730.45/2025
Att/Row/Twnhouse **Front On:** S **Rms:** 9 + 4
Link: **Acre:** **Bedrooms:** 3 + 2
2-Storey **Washrooms:** 4
 1x2xMain, 1x4x2nd, 1x4x2nd,
 1x3xBsmt
Lot: 27.89 x 109.91 Feet **Irreg:**
Dir/Cross St: Eglinton Ave. W. & Tenth Line W.
Directions: Eglinton Ave. W. & Tenth Line W. to

MLS#: W12290282 **PIN#:** 143591060

Possession Remarks: TBD

| | | | | | |
|------------------------|------------------|-------------------------|--------------|----------------------|-----------|
| Kitchens: | 1 | Exterior: | Brick | Zoning: | |
| Fam Rm: | Y | Drive: | Lane | Cable TV: | |
| Basement: | Finished | Gar/Gar Spcs: | Detached / 2 | Hydro: | |
| Fireplace/Stv: | N | Drive Park Spcs: | 1 | Gas: | |
| Heat: | Forced Air / Gas | Tot Prk Spcs: | 3 | Phone: | |
| A/C: | Central Air | UFFI: | | Water: | Municipal |
| Central Vac: | N | Pool: | None | Water Supply: | |
| Apx Age: | | Energy Cert: | | Sewer: | Sewers |
| Apx Sqft: | 1500-2000 | Cert Level: | | Spec Desig: | Unknown |
| Assessment: | | GreenPIS: | | Farm/Agr: | |
| POTL: | | Prop Feat: | Family Room | Waterfront: | |
| POTL Mo Fee: | | | | Retirement: | |
| Elevator/Lift: | | | | Oth Struct: | |
| Laundry Lev: | Upper | | | Survey Type: | None |
| Phys Hdcap-Eqp: | | | | | |

| # | Room | Level | Length (ft) | Width (ft) | Description | | |
|----|-----------|-------|-------------|------------|---------------|--------------------|----------------------|
| 1 | Kitchen | Main | 20.24 | x 9.74 | Ceramic Floor | Centre Island | Stainless Steel Appl |
| 2 | Breakfast | Main | 20.24 | x 9.74 | Ceramic Floor | Combined W/Kitchen | California Shutters |
| 3 | Dining | Main | 10.99 | x 10.76 | Laminate | Open Concept | W/O To Patio |
| 4 | Living | Main | 13.32 | x 10.99 | Laminate | Open Concept | |
| 5 | Family | Main | 10.99 | x 10.17 | Laminate | Open Concept | California Shutters |
| 6 | Prim Bdrm | 2nd | 13.09 | x 12.93 | Broadloom | 4 Pc Ensuite | W/I Closet |
| 7 | 2nd Br | 2nd | 14.5 | x 10.07 | Broadloom | Large Closet | California Shutters |
| 8 | 3rd Br | 2nd | 11.68 | x 10.83 | Broadloom | Large Closet | California Shutters |
| 9 | Rec | Bsmt | 20.51 | x 15.32 | Laminate | Open Concept | Pot Lights |
| 10 | Exercise | Bsmt | 12.83 | x 8.23 | Laminate | Open Concept | Pot Lights |
| 11 | 4th Br | Bsmt | 12.6 | x 9.42 | Laminate | | |
| 12 | 5th Br | Bsmt | 10.01 | x 8.6 | Laminate | Closet | |

Client Remks: 5 Elite Picks! Here Are 5 Reasons To Make This Home Your Own: 1. Generous Kitchen Featuring Centre Island with Breakfast Bar, Mosaic Backsplash, Stainless Steel Appliances & Bright Breakfast Area with Large Windows. 2. Stunning Main Level with Soaring 11' Ceilings Boasting Open Concept Family Room (or Office), Living Room & Dining Room with Walk-Out to Patio Area & Backyard. 3. Spacious 2nd Level with 3 Good-Sized Bedrooms & Convenient Upper Level Laundry, with Primary Bedroom Boasting Vaulted Ceiling, W/I Closet & Impressive 4pc Ensuite with Soaker Tub & Separate Shower. 4. Beautifully Finished Basement Featuring Large Open Concept Rec Room with Gym Area, Plus 2 Additional Bedrooms, Full 3pc Bath & Ample Storage! 5. Lovely Fenced Backyard/Courtyard Patio Area (Updated '19) Leading to 2 Car Detached Garage & Additional Concrete Parking Area (2/3 of the Existing Area) for Ample Parking. All This & More! 2pc Powder Room on Main Level. END UNIT Townhouse with Convenient Side Yard Access to Backyard. Nearly 3,000 Sq.Ft. of Finished Living Space with 1,934 Sq.Ft. A/G Plus 1,007 Sq.Ft. in the Finished Basement! Custom California Shutters Thru Main & 2nd Levels. Concrete Parking Area '22, Updated Shingles '21. Fabulous Churchill Meadows Location Just Steps from Marco Muzzo Memorial Woods/Park & Ridgeway Plaza, and with Quick Access to Hwys 407 & 403, Erin Mills Town Centre, Restaurants & Amenities, Hospital, Public Transit, Parks & Trails, and More!

Inclusions: All Light Fixtures, All California Shutters & Window Coverings, Refrigerator & Stove, Built-in Dishwasher, Washer & Dryer, Garage Door Opener & Remote

Listing Contracted With: REAL ONE REALTY INC. **Ph:** 905-281-2888

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