



Together, For Better !

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Features & Updates - 3170 Eclipse Ave., Mississauga

Highlights:

- Warm & Welcoming 3+2 Bedroom & 4 Bath End Unit Townhouse with 2 Car Detached Garage in Convenient Churchill Meadows Community!
- Stunning Main Level with Soaring 11' Ceilings Boasts Open Concept Family Room (or Office), Living Room & Dining Room with Walk-Out to Interlocking Stone Patio Area & Backyard.
- Generous Kitchen Features Centre Island with Breakfast Bar, Mosaic Backsplash, Stainless Steel Appliances & Bright Breakfast Area with Large Windows.
- 2pc Powder Room Completes the Main Level.
- Spacious 2nd Level with 3 Good-Sized Bedrooms & Convenient Upper Level Laundry.
- Primary Bedroom Boasts Vaulted Ceiling, Large Walk-in Closet & Impressive 4pc Ensuite with Soaker Tub & Separate Shower.
- Custom California Shutters Through Main & 2nd Levels.
- Beautifully Finished Basement Features Large Open Concept Rec Room with Gym Area, Plus 2 Additional Bedrooms, Full 3pc Bath & Ample Storage!
- Nearly 3,000 Sq.Ft. of Finished Living Space with 1,934 Sq.Ft. Above-Ground Plus 1,007 Sq.Ft. in the Finished Basement!
- Convenient Side Yard Access to Lovely Fenced Backyard/Courtyard Patio Area Leading to 2 Car Detached Garage & Additional Concrete Parking Area (2/3 of the Existing Area) for Ample Parking.
- Fabulous Churchill Meadows Location Just Steps from Marco Muzzo Memorial Woods/Park & Ridgeway Plaza, and with Quick Access to Highways 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

Rental:

A/C & Hot Water Tank/Heater (\$238.41/month)

Updates:

2022: Concrete Parking Area

2021: Updated Shingles

2019: Interlocking Stone Patio