



Features & Upgrades ~ 3486 Eglinton Ave. W., Mississauga

Highlights:

- Stunning & Sophisticated 3 Bedroom & 4 Bath Freehold Townhome in Convenient Churchill Meadows Neighbourhood within Walking Distance to Schools, Parks & Trails, Shopping & Amenities... Plus Quick Access to Highways 407 & 403... a Commuter's Dream!!
- Custom Dual-Tone Irpinia Kitchen Boasts New Porcelain Tile Flooring, Centre Island with Breakfast Bar, Caesarstone Quartz Countertops, Stylish Tile Backsplash, Stainless Steel Appliances... and Breakfast Area with Walk-Down Access to Garage & Patio Area!
- Stunning Formal Dining Room with Elegant Steel & Glass Railings Overlooking Gorgeous Living Room with 11.5' Ceiling, Gas Fireplace & Large Windows.
- 2pc Powder Room Completes the Main Level.
- Upgraded Oak Staircase Leads to 2nd Level with 3 Good-Sized Bedrooms, 2 Full Baths & Convenient Upper Level Laundry Closet.
- Primary Bedroom Features Walk-in Closet & Luxurious 4pc Ensuite with Double Vanity & Oversized Shower with Built-in Bench & Hansgrohe Rain Showerhead + Body Sprays... Plus Sitting Area with Garden Door Walk-Out to Generous Balcony/Terrace (\$30K Builder Upgrade!).
- Upgraded 4pc Main Bath with Jacuzzi Tub with Classy Mosaic Tile Tub-Surround.
- Rich Jatoba Hardwood Flooring Through Dining Room, Living Room & 2nd Level!
- Finished Basement Boasts Warm & Welcoming Rec Room with 4pc Bath (or Amazing Guest Bedroom Suite!), Plus Huge Utility/Storage Area.
- 1,609 Sq.Ft. of Above-Ground Living Space Plus Finished Basement.
- 9' Ceilings on Main Level / 8' on 2nd Level / Approx. 9' in Basement.
- Lovely Backyard Patio Area is Great for Entertaining!
- Attached Garage & 2 Car Driveway.

Inclusions:

All Light Fixtures, Refrigerator & Stove, Built-in Dishwasher, Built-in Microwave/Hood Fan, Washer & Dryer, Hot Water Tank/Heater (Owned), Garage Door Opener

Exclusions:

All TVs & Hardware

Upgrades:

- New Porcelain Tile Flooring in Kitchen & Breakfast Area ('26)
- Restained Hardwood Flooring ('26)
- All 4 Baths Upgraded with Mosaic Glass Tiles (\$55K+)
- High End Irpinia Kitchen Cabinetry (\$30K)
- Flagstone Pavers & Armourstone in Back & Front Yards (\$22K)
- Upgraded 4" Jatoba Hardwood (\$12K)
- Builder Upgraded Oak Staircases (\$8K)
- Glass & Iron Railings (\$8K)
- Upgraded Pot Lights & Light Fixtures Throughout (\$7K)
- Caesarstone Quartz Countertops (\$4K)
- Upgraded 5.5" Wood Baseboards (\$3.5K)
- Upgraded Attic Insulation (\$3K)
- Blanco Radius 10 Undermount Sink & Blanco Faucet (\$2K)
- Nest Thermostat & Smoke/Co2 Detectors
- New Owned Hot Water Tank/Heater ('18)
- Updated Shingles ('16)