

www.3140TheCollegeway.com



Lower Level continued

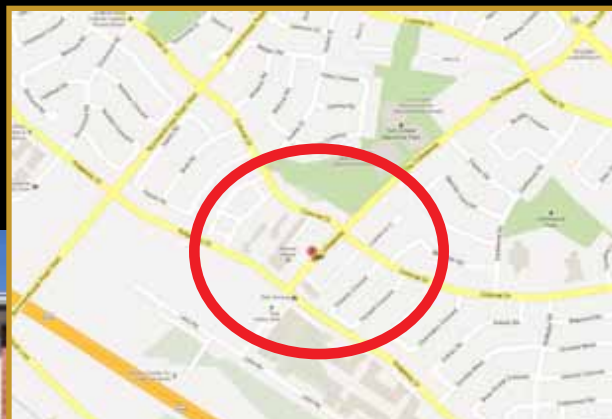
- o BATHROOM 1 PIECE
 - Shower and Entry into Sauna
- o FURNACE / STORAGE 17'0 x 16'2

Include

- All:
 - o Electrical Light Fixtures
 - o Window Coverings & Hardware
- 6 Appliances (Fridge, Stove, Dishwasher, Microwave, Clothes Washer & Dryer)
- 2 Garage Door Openers w/Remotes
- Central Vac
- Kenmore Ultrasoft Water Softener System
- Canopy and Patio Set

LEGAL INFORMATION

Square Feet: 4,923 sq. ft. of Living Space (including Lower Level)
 Lot Size: 45.93 ft x 146.10 ft
 Taxes: \$5,480 for 2012
 Possession: 30 Days / Immediate/ TBA



*Welcome to
3140 The Collegeway*



*Luxurious 4 + 1 Bedroom Home
Across from Wooded Privacy*



Susan Lancaster Broker

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SUSAN LANCASTER
This Team is Beyond Expectations

ROYAL LEPAGE
Royal LePage Real Estate Services Ltd., Brokerage

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5055 Plantation Place,
Mississauga, ON L5M 6J3

3140 The Collegeway

Features



MAIN LEVEL

FOYER

- Large & Spacious
- Ceramic Floor
- Open Wood Staircase from Lower Level to Second Floor

OFFICE / DEN 10'11 x 10'11

- Ceiling Fan
- Window
- Hardwood Floor

LIVING ROOM 19'5 x 11'5

- Bay Window
- Hardwood Floor
- Open to Dining Room

DINING ROOM 13'11 x 11'5

- Large Window
- Double French Doors w/Glass Inserts
- Single Door Entry into Kitchen
- Hardwood Floor

FAMILY ROOM 18'11 x 12'1

- Double French Doors w/Glass Inserts
- Wood Burning Fireplace
- Large Windows
- Ceiling Fan
- Hardwood Floor

RENOVATED KITCHEN 11'5 x 10'11

- Granite Countertop
- Ceramic Backsplash
- 4 Stainless Steel Appliances
 - o Frigidaire Fridge
 - o Built-in Frigidaire Dishwasher
 - o Kitchen Aid Flat top Stove
 - o Sanyo Microwave
- Stainless Steel Allure Hood Fan

BREAKFAST AREA 15'10 x 10'11

- Double French Doors w/Glass Inserts
- Lots of Windows
- Ceramic Floor
- Double Door Exit to Private Backyard

BACKYARD

- Kidney Shaped Inground Pool
- Canopy and Patio Set
- Storage Shed
- Shrubs & other Greenery



LAUNDRY ROOM 11'4 x 9'5

- Cupboards for Storage
- Sink
- Window
- Ceramic Floor
- Appliances
 - o GE Clothes Washer and Dryer
- Exit to:
 - o 2 Car Garage
 - o Side Yard

SECOND LEVEL

MASTER BEDROOM 23'7 x 19'11

- Double Door Entry
- Ceiling Fan
- Bow Window overlooking Private Backyard and Inground Pool
- Hardwood Floor
- Large Walk-in Closet
- 4 Piece Ensuite (possible 5)
 - o Granite Counter
 - o Soaker Tub
 - o Separate Shower
 - o Ceramic Floor

BEDROOM 2 12'7" x 11'5"

BEDROOM 3 12'1" x 11'10"

BEDROOM 4 13'1" x 11'0"

- Windows
- Ceiling Fans
- Hardwood Floors
- Closets

MAIN BATH 5 PIECE

- Granite Counter
- 2 Undermount Sinks
- Large Windows overlooking Wooded Privacy

LOWER LEVEL

ROOMS

o RECREATION ROOM 34'7 x 19'2

- Pot Lights
- Decorative Wall Sconces
- Windows
- Wet Bar w/Sink
- Broadloom

o BEDROOM 5 20'8 x 11'2

- Window
- Walk-in Closet
- Broadloom

o BATHROOM 3 PIECE

- Kenmore Ultrasoft Water Softener
- Medicine Cabinet
- Ceramic Floor

