



*Lush and  
Luxurious!*

**Taxes:** \$3,393.68 for 2010

**Lot Size:** 36 x 85 feet (Ravine Lot)

**Possession:** 120 Days / To Be Arranged / August

*3806 Arbourview Terrace*

*www.3806Arbourview.com*



*Welcome  
Home!*



**Susan Lancaster & Dennis Eldjarnson**

Broker

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2009

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Serving Mississauga & Oakville Since 1983



5055 Plantation Place,  
Mississauga, ON L5M 6J3



# “Churchill Meadows Ravine”

## COMMENTS FROM SELLERS

- Great neighbours (friendly and welcoming)
- Fantastic daycare for their 4 year old son
- Churchill Meadows location has all the conveniences they could ever require
  - ~ Activities for their son
  - ~ Shopping
  - ~ Medical
  - ~ Transportation

## THOUSANDS IN UPGRADES

~ Pattern Concrete Driveway	\$ 10,000
~ 2 New Windows	\$ 1,500
2nd and 3rd Bedrooms	
~ Deck	\$ 13,000
~ Retaining Wall – Backyard	\$ 3,000
~ Central Vacuum	\$ 1,000
- with VacPan in Kitchen	
~ Maple Hardwood on Main	\$ 8,000
~ 9’ Ceilings on Main	\$ 8,000
~ Ravine Lot	\$ 20,000
~ Miscellaneous*	\$ 2,000
<b>Total Cost:</b>	<b>\$ 66,500</b>

\* Miscellaneous Costs include but are not limited to:  
 - Upgraded light fixtures  
 - Professional painting of home in designer tones  
 All costs are approximate, as new.

## FEATURES

- Patterned Concrete Double Driveway
- Welcoming covered front Veranda
- Lots of windows makes this home sunny and bright
- Professionally painted in designer Colours...all ready for you to move in and enjoy.

## Main Floor Boasts

- 9’ Ceilings
- Maple Hardwood Floor, custom installed on a 45 degree angle
- Open Concept
- Spacious Living and Dining Room with architecturally pleasing Pillars

## Kitchen

- Upgraded Maple Cabinets (top cabinets are “long”)
- Top of the line Stainless Steel Appliances (4)
- The Central Vac includes a “VacuPan” in the kitchen making clean up simple and quick
- Eat in as well as a Breakfast Bar provides plenty of room for everyone to sit and enjoy!
- Walk out to Custom Deck and Private Ravine yard

## Family Room

- Hardwood Floors
- Open to Kitchen

## Entrance from Garage

- Automatic Garage Door Opener with Remotes



## Double Door Entry to Master Bedroom

- Broadloom
- Walk in Closet
- 2nd Closet (his & her space)
- Large Ensuite with Soaker Tub and Separate Shower

## 2nd Bedroom

- Large and spacious
- Broadloom
- New Window

## 3rd Bedroom

- Bright and welcoming with plenty of room
- Broadloom
- New Window

## Lower Level

- Cold Cellar
  - ~ Large – complete length of the front Veranda
- Laundry
- Rough-In for 3 Piece Washroom
- Furnace was strategically placed to one side so that maximum room was left for a Recreation Room or whatever you want to build ...this area is completely “Unspoiled” and ready for your Personal Touch

## RAVINE YARD

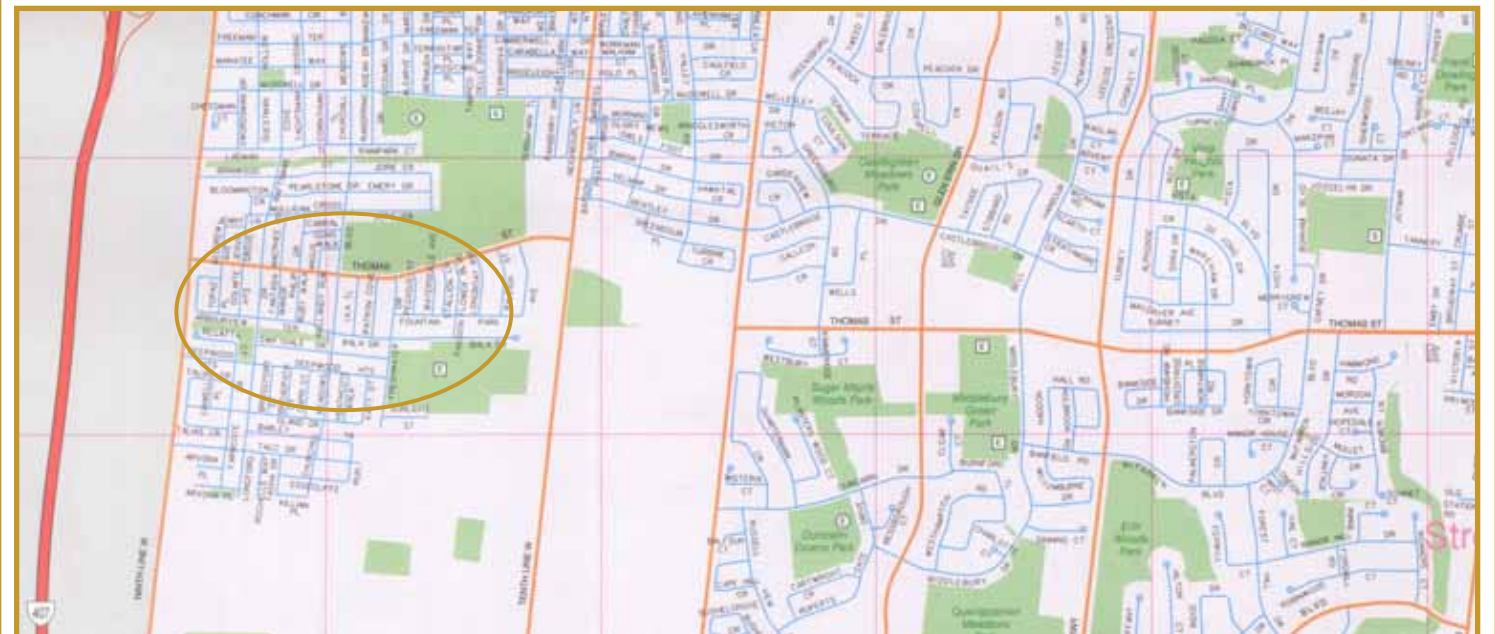
- Lush and Luxurious ... enjoy this view from inside or outside your home
- New Custom Deck specifically designed for years of enjoyment and safety ... no more wood slivers with this deck!
  - ~ Benefit of Composite Decking is that it is Low Maintenance, will not Splinter, Rot, Warp, or need Sanding and Staining like Wood ... sounds like a dream come true.
- Retaining wall across the rear of your yard as well as a fence that will still enable you to enjoy the view.

## INCLUSIONS

- Kitchen Aid Gas Dual Stove; Kitchen Aid 2 Door Fridge with Ice and Water Maker; Kitchen Aid Dishwasher, Kitchen Aid built in Microwave (all kitchen appliances are upgraded & Stainless Steel); Washer and Dryer; Electrical Light Fixtures; Ceiling Fans, Window Blinds & Coverings, Broadloom where Laid, Central Vac & Accessories, Central Air Conditioning, Automatic Garage Door Opener & Remotes

## EXCLUSIONS

- Dining Room Light and Wood Cabinet on wall beside front door



ALL information contained herein has been supplied by the Vendor to the best of his knowledge and while deemed accurate is NOT guaranteed. ALL measurements are approximate.