

	3263 Pringle Pl Mississauga Ontario L5M 7V7 Mississauga Churchill Meadows Peel SPIS: N Taxes: \$9,291.43 / 2023 DOM: 0 List: \$2,250,000 For: Sale
	Detached Front On: W Rms: 13 Link: N Acres: < .50 Bedrooms: 4 + 1 2-Storey Washrooms: 5 1x2xMain, 1x5x2nd, 1x3x2nd, 1x4x2nd, 1x4xBsmt Lot: 40.03 x 109.91 Feet Irreg: Dir/Cross St: Tenth Line W / Pringle Pl

MLS#: W8216186 Contract Date: 4/09/2024 PIN#: 143600426
Assignment: N Fractional Ownership: N
Possession Remarks: Flexible

Kitchens: 1 Fam Rm: Y Basement: Finished / Full Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Apx Age: 16-30 Apx Sqft: 3000-3500 Assessment: 1054000 / 2024 POTL: N POTL Mo Fee: Elevator/Lift: N Laundry Lev: Phys Hdcap-Eqp:	Exterior: Brick Drive: Pvt Double Gar/Gar Spcs: Attached / 2.0 Drive Park Spcs: 2 Tot Prk Spcs: 4.0 UFFI: Pool: Inground Energy Cert: N Cert Level: GreenPIS: N Prop Feat: Park, Public Transit, School	Zoning: Residential Cable TV: A Hydro: A Gas: A Phone: A Water: Municipal Water Supply: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: Oth Struct:
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	4.66	x 13.84	Tile Floor
2	Office	Main	9.91	x 8.66	Fireplace Hardwood Floor Window
3	Kitchen	Main	16.17	x 22.99	Stainless Steel Appl Tile Floor W/O To Yard
4	Family	Main	12.82	x 21.75	Bay Window Fireplace Hardwood Floor
5	Dining	Main	12.82	x 21.75	Combined W/Living Crown Moulding Hardwood Floor
6	Living	Main	18.17	x 14.33	Combined W/Dining Hardwood Floor Window
7	Prim Bdrm	2nd	17.91	x 17.15	5 Pc Ensuite Fireplace W/I Closet
8	2nd Br	2nd	12.00	x 12.00	Closet Hardwood Floor Window
9	3rd Br	2nd	13.74	x 18.50	Hardwood Floor W/I Closet Window
10	4th Br	2nd	10.82	x 12.60	4 Pc Ensuite Hardwood Floor W/I Closet
11	Rec	Bsmt	17.48	x 33.65	Fireplace Hardwood Floor Pot Lights
12	5th Br	Bsmt	10.82	x 10.76	Above Grade Window Closet Tile Floor

Client Remks: This home has it all! Spacious and elegant, with over 3200 square feet (above grade) on one of the best streets in the prestigious neighbourhood of Churchill Meadows. With many updates and features, including high ceilings, hardwood floors and a fabulous layout. The completely renovated, high-end kitchen is perfect for entertaining and is open to the large family room. The large dining room can also be used as a combination living room/dining room adding to the great space. There is also an office/den with a fireplace (one of four in the house!) on the main level. Upstairs is a large Primary with a renovated bathroom and three other large bedrooms, one with its ensuite and the other, sharing a Jack-and-Jill bath. The finished basement offers an additional bedroom, full bathroom, kitchen area and rec room. Outside, enjoy many summer days floating in the inground salt-water pool or by the beautiful gardens. Perfect location close to great schools, parks, transportation and highways for an easy commute. Pool Installed '07, Front Interloc/Stairs '07, Hardwood, Doors, Trim Replaced Upstairs '14, Roof 17, A/C '20,
Extras: Windows in Primary Bed & Bath/Skylight Replaced '16, Primary Ensuite Reno '18, Attic Insulation 20, Hayward Pool Pump '20, Salt Cell for Pool '21, Front Window Replaced Upstairs '21, New Asphalt on Driveway '21, J&J Bath Upstairs Reno '22

Listing Contracted With: KELLER WILLIAMS REAL ESTATE ASSOCIATES Ph: 905-812-8123