

Welcome to 7045 Lessard Lane **RE/MAX**



Wonderful 4 Bedroom Monarch Family Home in Olde Meadowvale Village. Grand entry with 9' ceilings, Bright open concept Family / Kitchen & Breakfast Room. Nicely finished with Cornice Mouldings, Hardwood Floors, California Shutters and Pot Lights. Convenient to highways, Mississauga Transit and Go train. Outdoor enthusiasts will enjoy the close proximity to the Credit River and Meadowvale Conservation Area with its trails and bike paths. Schools nearby.



Tasi, Norm* & Adrienne Farquhar

Sales Representatives, *Associate Broker

Direct: 416.231.8754 Pager: 416.236.1241



Features of 7045 Lessard Lane

*4 + 1 Bedrooms *4 Bathrooms *Main Floor Family Room

*2 Kitchens *Loads of Storage *(approx.) 2500 Sq. Ft.

- Welcoming Foyer leads into this beautiful Monarch built home
- California Shutters throughout
- Bright airy feel with 9' ceilings, pot lights and open concept Kitchen / Breakfast / Family room
- Hardwood Floor & cornice mouldings in the combination Living / Dining Room
- Hardwood Floor and Gas Fireplace in the Main Floor Family Room
- Functional Family Kitchen with ceramic floor, two B/I ovens and adjacent Breakfast area with walkout to the yard
- Main Floor Laundry Room
- 2-pc. Powder Room on Main Floor
- Master Bedroom has hardwood floors, his and hers closets, 5 piece ensuite (with separate toilet and walk in shower stall) and large window
- 2nd & 3rd Bedrooms have cathedral ceilings, large closets and Hardwood Floors
- 4th Bedroom has Hardwood Floor and Walk-in Closet

Lower Level

- Large Cantina
- Spacious Recreation Room
- Play Room / Bedroom
- 2nd Kitchen
- 3 piece Bathroom

Exterior

- Cement board "Board & Batten" style
- Well landscaped
- Interlock stone Patio

Other

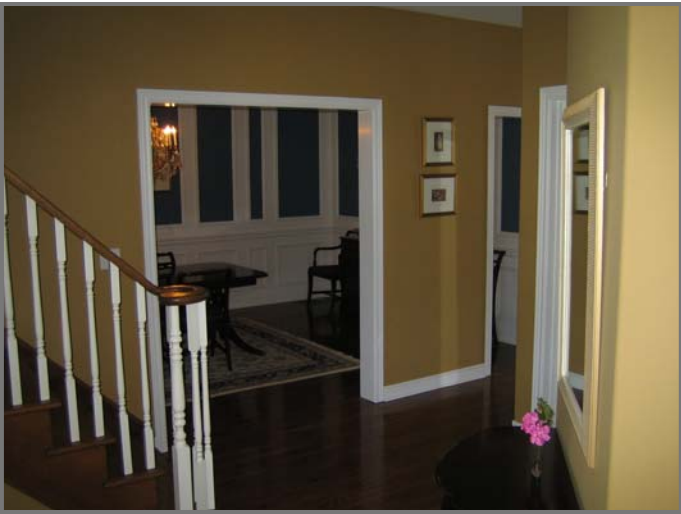
- Furnace, Central Air Conditioning & Roof (9 years)
- Roughed-in Security System
- 200 amp. Electrical service
- Sprinkler System

Inclusions: All Electric light fixtures; stainless steel Refrigerator; 2 b/I wall ovens; cooktop; b/I dishwasher; washer; dryer; central vacuum system & equipment; auto garage opener (2 remotes); basement refrigerator; GB&E; Sprinkler System; Playset in yard.

Exclusions: Dining Room : 2 wall sconces & Chandelier; basement stove and freezer

Offered at: \$539,000 2006 Taxes: \$3,675.59

Lot Size: 42 ft. x 115 ft.



Prospective purchasers should satisfy themselves as to the accuracy of the information shown. All measurements are approx. The statements contained herein are based upon information furnished by principals and sources which we believe are reliable, but for which we assume no responsibility. E&OE