

**Prepared by SERGE GOODIN, Principal Broker  
UNITED PROFESSIONALS REALTY INC., BROKER  
905-755-0500  
3/21/2006**

**2108 Lynchmere Ave****\$1,299,980**

Mississauga, Ontario L5B1W8 472-40-P

SPIS: Taxes:  \$8,000/2006

Detached

Fronting On:  WRooms:  10+4

Backsplit 5

Acreage:  .50-1.99Bedrooms:  4+2Dir/Cross St:  Stavebank/PremiumwayWashrooms:  4Lot:  83X286 Feet

1x5, 1x4, 2x3

Lot Irreg: MLS#:  W845639DOM:  23Occup:  OwnerPossession:  60-90 D/TbaPIN#: Contract Date:  2/27/2006Kitchens:  2Fam Rm:  YBasement:  Fin W/O

Sep Entrance

Fireplace/Stv:  YHeat:  Gas

Forced Air

CAC:  YApx Age:  16-30Apx Sqft:  5000+Assessment: Exterior:  BrickDrive:  Pvt DoubleGarType/Spaces:  Attached/2Parking Spaces:  6UFFI:  NoPool:  Inground  
Cul De Sac  
Ravine  
WoodedZoning:  ResCable TV: Hydro: Gas: Phone: Water:  MunicipalWater Supply: Sewers:  SewersSpec Desig:  UnknownFarm/Agr: 

Garden Shed

#	Room	Level	Dimensions (m)				
1	Kitchen	Main	5.20 x	3.80	Ceramic Floor	B/I Oven	B/I Stove
2	Living	Main	5.10 x	3.80	Hardwood Floor	Sunken Room	
3	Dining	Main	4.00 x	3.10	Hardwood Floor		
4	Library	Main	3.70 x	3.30	Parquet Floor		
5	Solarium	Main	7.00 x	4.60	Ceramic Floor	W/O To Yard	Access To Garage
6	Family	Lower	7.70 x	3.70	Hardwood Floor	W/O To Balcony	Marble Fireplace
7	4th Br	Lower	4.60 x	3.70	Parquet Floor	W/I Closet	W/O To Balcony
8	Master	Upper	5.20 x	3.70	Parquet Floor	W/O To Balcony	
9	2nd Br	Upper	4.80 x	3.70	Parquet Floor	W/O To Balcony	

Immaculate Unique Executive Property With Too Many Features To Describe. Must Be Seen! Privacy, Location, Over 6000 Square Ft Of Living Area. Close To Everything. Two Bsmts Walkout. Irrigation System, New Bath On 2-Nd Floor, 3rd Bdr. 3.7X3.30, Rec. Room 7.5X10, Games Rooms.

All Elfs, All Window Coverings, Stainless Fridge, St. New B/I Stove, St. New B/I Oven B/I, Granite Ctop. Bdishwasher, Freezer, Washer, Dryer, Cvac, Pool & Equip, Cvac, 2 Cedar Closets, Air Clnr, B/I Bookcase & Bar In Fr, Intercom, Sec Sys, Cent Vac, Sauna

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