

**SCHIAVONE
DIAMOND**

ROYAL LePAGE
Royal LePage Real Estate
Services Ltd., Brokerage



School Information

Catholic

Holy Family Elementary School (JK - Gr 8)
1420 Grosvenor Street
905-845-6987

St Thomas Aquinas Secondary School (Gr 9 - 12)
124 Dorval Drive
905-842-9494

Public

Sheridan Elementary School (JK - Gr 5)
1555 Lancaster Drive
905-845-3925

Falgarwood Elementary School (Gr 6 - 8)
1385 Gainsborough Drive
905-845-7478

Munn's Public School (Fr. Imm.) (Gr 1 - 8)
1511 Sixth Line
905-844-9461

Iroquois Ridge Secondary School (Gr 9 - 12)
1123 Glenashton Drive
905-845-0012

For more information & pictures visit:
SchiavoneDiamond.com



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ALL information contained herein has been supplied by the Seller to the best of his knowledge and while deemed accurate is NOT guaranteed by Royal LePage Real Estate Services Ltd., Brokerage. ALL measurements are approximate.

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Welcome to...
1310 Golden Meadow Trail





Main Level

Foyer

New fibreglass door with decorative iron and glass insert and 2 sidelight windows, ceramic tile floor, double door coat closet, oak hardwood stairs and handrail with white risers and pickets, broadloom runner

Kitchen 13' x 18'

Eat-in greenhouse kitchen, vinyl floor, white cabinets, laminate counter, double stainless steel sink, pull-out chrome faucet, under cabinet lighting, slide in smooth-top KitchenAid range, Maytag stainless steel fridge, built-in KitchenAid dishwasher, pantry cabinets, pendant light, sliding glass doors to rear patio, large picture window with custom valance and pull-down shades, French door to dining room

Dining Room 14'7" x 11'1"

Hardwood floor, panelled ceiling, 5-light oiled bronze chandelier, crown moulding, bay window with rear yard view, open to living room

Living Room 18'6" x 12'7"

Hardwood floor, crown moulding, bay window with custom drapes and front yard view

Family Room 16'9" x 11'8"

Hardwood floor, wood burning fireplace with marble surround & hearth and wood mantle, pot lights, picture window with custom shade and rear yard view

Mudroom/laundry 10'3" x 7'3"

Inside entry from garage, vinyl floor, new fibreglass door with decorative iron & glass insert to side yard, laundry sink, upper cabinets

2pc Bath

Hardwood floor, pedestal sink, window

Second Level

Master Bedroom 18'10" x 12'7"

Hardwood floor, 2 windows with drapes, rods and shades with front yard view, walk-in closet with shelving

4pc Ensuite

Ceramic tile floor, white vanity with laminate counter, separate shower stall with glass door, whirlpool tub with ceramic tile skirting and surround, bay window overlooking rear yard, heat lamp

Bedroom 12'0" x 11'7"

Hardwood floor, double door closet with organizers, window with shade, drapes and rod overlooking rear yard

Bedroom 12'6" x 9'9"

Hardwood floor, double door closet, window with shade, drapes and rod overlooking front yard

Bedroom 14'7" x 8'11"

Hardwood floor, double door closet, 2 windows with shades, drapes & rods overlooking front yard

5pc Bath

Ceramic tile floor, double sinks, white vanity, tub/shower combination with ceramic tile surround, mirrored medicine cabinet, window with shade overlooking rear yard

Basement

- Recreation area (16'10" x 11'9") with berber carpeting, bedroom (18'10" x 12'0" - currently used as playroom) with berber carpeting, 2pc bath, cold storage room, huge storage/utility room (26'11" x 11'5")

Exterior & Additional Features

- Patterned concrete rear patio and front walk with new water feature
- Double drive and double car garage with door opener and remotes
- New fibreglass front door with decorative insert and sidelight windows
- New fibreglass door in laundry room to side yard
- Updated windows and roof
- Furnace (2013)
- Air Conditioner (2014)
- Rainbird irrigation system
- Rogers smart home alarm/monitoring system
- New red oak hardwood floors in family room and second level