

SCHIAVONE
DIAMOND

ROYAL LePAGE
Royal LePage Real Estate
Services Ltd., Brokerage



Exterior Features & School Information

Rear Yard

French door to covered wood deck with pot lights and iron chandelier overlooking ravine, stone patio, stone walled gardens storage shed

Front Yard

Paved double driveway, gardens with stone edging

Catholic

Holy Family Elementary (JK - Gr 8)
1420 Grosvenor Street
905-945-6987

St. Marguerite D'Youville Elementary (Fr. Imm. Gr 5 - 8)
1359 Bayshire Drive
905-849-7772

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

Public

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

Munn's Elementary (Fr. Imm. Gr 1 - 8)
1151 6th Line
905-844-9461

Iroquois Ridge Secondary (Gr 9 - 12) (Fr. Imm.) (Gifted)
1123 Glenashton Drive
905-845-0012

For more information & pictures visit:
SchiavoneDiamond.com



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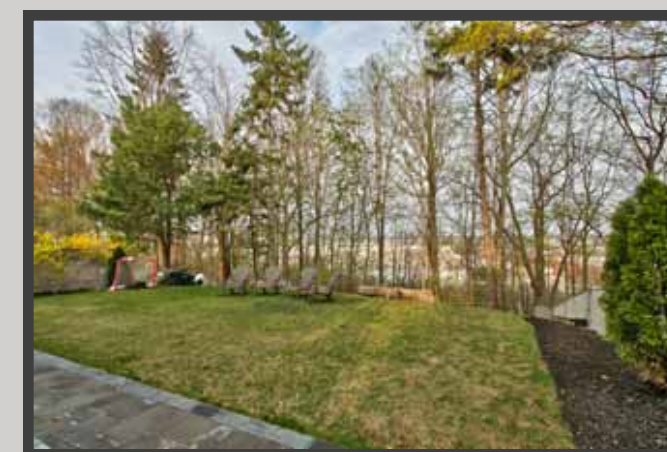
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ALL information contained herein has been supplied by the Seller to the best of his knowledge and while deemed accurate is NOT guaranteed by Royal LePage Real Estate Services Ltd., Brokerage. ALL measurements are approximate.

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Welcome to...
1172 Falgarwood Drive





Main Level

Entry

Porcelain 12 x 24 tile floor, single door entry with sidelight & transom window, 2 black wrought iron chandeliers, crown moulding, dark-stained hardwood stairs and handrail with black wrought iron pickets, double mirrored door coat closet, French door walk-out to rear deck

Living Room 22'4 x 13'

Jatoba hardwood floor, gas fireplace with marble surround and white mantle, pot lights, built-in speakers, crown moulding, 3 windows with California shutters overlooking front and side yards

Dining Room 14'7 x 12'2

Jatoba hardwood floor, crown moulding, chrome and glass chandelier, window overlooking rear yard

Kitchen 20'3 x 11'11

24 x 24 porcelain tile floor, custom white shaker cabinets with brushed stainless hardware, quartz countertops, under-cabinet lighting, subway tile backsplash, LG stainless steel fridge, LG smooth-top stainless steel stove, Faber stainless steel hood fan, built-in stainless steel Bosch dishwasher, built-in stainless steel KitchenAid wall oven and microwave, double under-mounted stainless steel sink, brushed stainless steel industrial-style pull-down faucet, centre island with under-mounted bar sink and chrome faucet, servery area with wine storage, glass front cabinets and KitchenAid stainless steel beverage fridge, pantry storage, crown moulding, 3 pendant lights above island, pot lights, sink window overlooking side yard, large window with California shutters overlooking rear yard

2pc Bath

12 x 24 porcelain floor tile, pedestal sink, chrome faucet and fixtures, bevelled edge mirror

Laundry

12 x 24 porcelain floor tile, laundry tub with pull-out faucet and cabinetry, LG Steam stackable front-loading washer and dryer, pot lights, window with California shutters overlooking side yard

Bedroom Level

Master Bedroom 13'3 x 16'1

Jatoba hardwood floor, large walk-in closet, drum light fixture, 2 windows with California shutters overlooking rear yard, window with bench seat and California shutters overlooking side yard

3pc Ensuite Bath

12 x 24 porcelain tile floor, custom white shaker vanity with shelving, quartz countertop, under-mounted sink, brushed stainless steel faucet, glass enclosed shower with 12 x 24 porcelain tile surround, pot lights

2nd Bedroom 13'9 x 15'

Jatoba hardwood floor, double mirrored sliding door closet, crystal chandelier, garden door to balcony overlooking front yard, window with bench seat and California shutters overlooking rear yard

3rd Bedroom 15'11 x 12'2

Jatoba hardwood floor, double mirrored door closet, large Palladian window with California shutters overlooking front yard, window with bench seat and California shutters overlooking side yard

5pc Bath

12 x 24 porcelain tile floor, custom white shaker vanity with double-undermounted sinks and Carrera marble countertop, brushed stainless steel faucets, tub/shower combination with 12 x 24 marble tile surround, built-in storage cabinets, bench seat, pot lights, window with California shutters overlooking side yard

Basement

Family Room 25'6 x 12'9

Laminate floor, built-in bookcases, wood-burning fireplace with brick surround, built-in wall speakers, pot lights, sliding patio doors to rear yard

3pc Bath

Porcelain 12 x 24 tile floor, espresso vanity with sink, chrome faucet, separate shower with subway tile surround, above grade window

Bedroom 12' x 10'9

Laminate floor, walk-in closet, pot lights, 2 above grade windows

Laundry

Vinyl tile floor, walk-out to rear yard, laundry tub with faucet, window

Additional Features

- New central vacuum
- New furnace