

SCHIAVONE
DIAMOND

ROYAL LePAGE
Royal LePage Real Estate
Services Ltd., Brokerage



School Information

Public

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

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

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

Catholic

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

St. Marquerite 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

For more information & pictures visit:
SchiavoneDiamond.com



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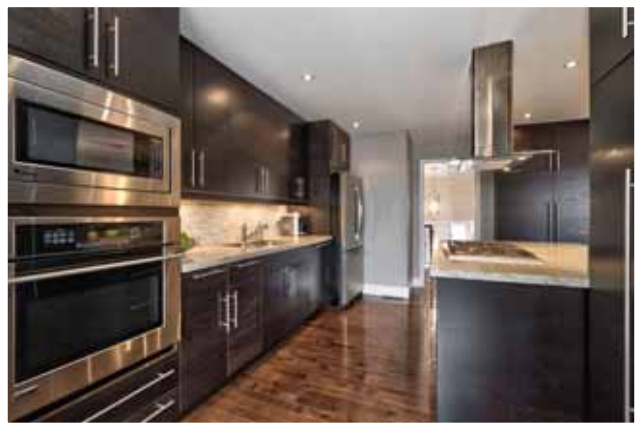
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Welcome to...
1240 Falgarwood Drive





Main Level

Entry
Single door entry with 2 sidelight windows, 12x24 tile floor, wainscoting, chrome chandelier, dark-stained hardwood stairs & handrail with white risers and wrought iron pickets, double door coat closet

Living Room 16'2 x 11'7
Dark hardwood floor, crown moulding, pot lights, large window with shutters and front yard view

Dining Room 8'11 x 11'1
Dark hardwood floor, pot lights, chrome & shell chandelier, garden patio doors with drapes & rod to rear deck

Kitchen 12'11 x 12'2
Dark hardwood floor, espresso euro-style cabinets with stainless steel bar hardware, pantry cupboards, granite countertops, marble mosaic backsplash, double stainless steel sink with chrome faucet, GE Profile stainless steel fridge, GE Monogram 5 burner gas cooktop, GE Monogram built-in wall oven, GE Monogram built-in microwave, Bosch integrated built-in dishwasher, pot lights

Breakfast 13'6 x 6'10
Dark hardwood floor, floor to ceiling windows with custom shades overlooking pool and rear patio, door to rear deck

Master Bedroom 18'7 x 12'9
Dark hardwood floor, crown moulding, walk-in closet with built-in organizers, 2 sconce lights, sitting area has large window with wide-slat blinds overlooking rear yard

3pc Ensuite Bath
12x24 tile floor, white vanity with integrated sink and counter, chrome faucet and fixtures, 2 chrome and glass sconce lights, pot lights, separate glass shower with rainfall shower head, shampoo shelves and 12x24 tile surround with 'bubble' marble floor tile, Toto toilet, large frosted glass window

2nd Bedroom 16'0 x 10'1
Dark hardwood floor, crown moulding, double sliding door closet with organizers, window with shutters overlooking front yard

3rd Bedroom 10'3 x 7'7
Dark hardwood floor, crown moulding, double sliding door closet, drum light fixture, window with shutters, drapes & rod overlooking front yard

4pc Bath
Marble tile floor, espresso vanity with integrated sink and counter, chrome faucet & fixtures, framed mirror, glass & chrome light fixture, tub/shower combination with 12x24 marble tile surround and rainfall shower head, crown moulding, Toto toilet, frosted glass window

Lower Level

Family Room 18'10 x 31'6
Laminate floor, 2 above grade windows with custom shades, door with built-in mini blinds to side yard, wired for surround sound plus 2 zones, wet bar with white cabinets, Caesarstone counter, undermounted bar sink, beverage fridge, gas fireplace with black granite hearth, 2 nickel sconce lights, sliding glass patio doors with drapes and rod to rear patio

4th Bedroom 10'11 x 9'1
Laminate floor, above grade window with custom shade, double door closet

3pc Bath
12x24 floor tile, dark wood vanity with integrated sink, chrome faucet and figures, bevelled frame mirror, sconce lights, Kohler toilet, storage cabinet, glass shower with 12x24 tile surround, chrome faucet, rainfall shower head & handheld spray, pot lights, pebbled glass window

Laundry Room
Laminate floor, storage closets, cabinets and folding counter, double sinks and pull-out faucet, 2 GE Monogram refrigerated drawers, above grade window

Exterior & Additional Features

- Irregular shaped lot - almost 1/4 acre, completely renovated with quality finishes
- Painted brick exterior with 2 driveways (parking for 4 cars + double car garage) with flagstone walkways
- Resort-like backyard with BBQ deck, in-ground pool, flagstone patios and walkways, knee-walls, outdoor lantern lighting, mature trees, overlooks ravine
- Sprinkler system
- Rinnai tankless water heater