

SCHIAVONE DIAMOND

ROYAL LePAGE
Royal LePage Real Estate
Services Ltd., Brokerage



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Welcome to...
247 Martindale Avenue



School Information

Public

Montclair Elementary (JK - Gr 8)
1285 Montclair Drive
905-845-9590

Sunningdale Elementary (Fr. Imm. Gr 1 - 8)
1434 Oxford Avenue
905-844-9941

White Oaks Secondary (Gr 9 - 12) (Fr. Imm.)
1330 Montclair Drive
905-845-5200

Catholic

St. Michael Elementary (JK - Gr 8)
165 Sewell Drive
905-844-6811

St. Bernadette Elementary (Fr. Imm. Gr 5 - 8)
1201 Heritage Way
905-827-7235

Holy Trinity Secondary (Gr 9 - 12)
2420 Sixth Line
905-257-3534

Legal

Lot Size
54.56' x 106.92'

2016 Taxes
\$4,170

For more information & pictures visit:
SchiavoneDiamond.com



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Broker

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Main Level

Entry

Single door entry with sidelight window, ceramic tile floor, coat closet, broodloom on stairs with oak handrail and pickets

Living Room 10'7 x 12'8

Hardwood floor, large window with sheers and front yard view

Dining Room 9'6 x 10'3

Hardwood floor, crystal chandelier, window with sheers and rear yard view

Kitchen 10'3 x 15'11

Updated in 2015 with ceramic tile floor, maple shaker-style cabinets with stainless steel hardware, quartz countertops with undermounted double stainless steel sink, brushed stainless steel faucet with pull-out spray, marble mosaic backsplash, vaulted ceiling in breakfast area, GE fridge, Whirlpool smooth-top stove, Whirlpool built-in dishwasher, under-cabinet lighting, track lighting, glass sliding doors to rear deck, 2 windows with rear yard views

Family Room 11'4 x 14'7

Hardwood floor, wood-burning fireplace with brick surround, glass sliding doors with vertical blinds to rear deck

2pc Bath

Ceramic tile floor, pedestal sink, dual flush toilet

Laundry Room

Hardwood floor, laundry sink & faucet, upper cabinets, Whirlpool washer, Inglis dryer, separate entrance from side yard

Bedroom Level

Master Bedroom 11'1 x 16'9

Broadloom, walk-in closet, ceiling fan, window with blinds overlooking front yard

3pc Ensuite Bath

Ceramic tile floor, white vanity with integrated sink/counter, chrome faucet & fixtures, large super shower stall with glass doors (2016)

2nd Bedroom 9'3 x 12'10

Broadloom, closet, ceiling fan, window with blind overlooking rear yard

3rd Bedroom 8'9 x 12'10

Broadloom, double door closet, ceiling fan, 2 windows with blinds overlooking front yard

4pc Bath

Ceramic tile floor, white vanity, laminate counter, chrome faucet, tub/shower combination with ceramic tile surround and shampoo shelf, window with blind overlooking rear yard

Basement

Recreation room (11'4 x 21'11) with broadloom flooring

Storage room

Bedroom with broadloom (17'11 x 10'7), pot lights and 2pc ensuite bath

Exterior & Additional Features

- Double car garage, double drive, brick exterior with aggregate walkway and front porch
- Fully fenced backyard with wood deck and gazebo, bracketing gardens with perennials, shrubs and trees, in-ground sprinkler system, storage shed
- Furnace (purchased Dec. 2002), AC (2003)
- CVAC with attachments (2013)
- Windows - front replaced 2015 - back replaced 2002
- Roof 2002
- Ceramic floors on main level (2014)