

# SCHIAVONE DIAMOND

**ROYAL LePAGE**  
Royal LePage Real Estate  
Services Ltd., Brokerage



## School Information

### Public

**Abbey Lane Elementary (JK - Gr 8)**  
1160 Old Abbey Lane  
905-827-5552

**Pilgrim Wood Secondary (Fr. Imm. Gr 1 - 7)**  
1551 Pilgrims Way  
905-825-9808

**Forest Trail Elementary (Fr. Imm. Gr 8)**  
1406 Pine Glen Road  
905-469-0341

**Abbey Park Secondary (Gr 9 - 12)**  
1455 Glen Abbey Gate  
905-827-4101

**T.A. Blakelock Secondary (Fr. Imm. Gr 9 - 12)**  
1160 Rebecca Street  
905-827-1158

### Catholic

**Mother Teresa Elementary (JK - Gr 8)**  
1190 Westview Terrace  
905-825-6382

**St. Matthew Elementary (Fr. Imm. Gr 5 - 8)**  
1050 Nottingham Gate  
905-847-0595

**St. Ignatius of Loyola Secondary (Gr 9 - 12)  
(Fr. Imm.)**  
1550 Nottingham Gate  
905-847-0595

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...  
**#22-1267 Dorval Drive**







## Main Level

### Entry

Single door entry with sidelight window, ceramic tile floor, coat closet, inside entry from garage, hardwood stairs and handrail with broadloom runner

### Dining Room 14'6 x 12'6

Hardwood floor, knee walls with decorative colours, open to great room

### Kitchen 12'0 x 11'8

Hardwood floor, dark wood cabinets with some glass fronts, chef desk, granite countertops, double stainless steel sink with chrome pull-out faucet, tile backsplash, Kenmore Elite stainless steel built-in dishwasher, Amana fridge, Frigidaire smooth-top cooktop, Frigidaire built-in wall oven, Kenmore built-in microwave, pot lights

### Breakfast 12'0 x 8'7

Hardwood floor, Garden door with side window & transom leads to rear yard

### Great Room 20'5 x 15'10

Hardwood floor, gas fireplace with marble surround and white mantle, sconce lights, 3 large windows with vertical blinds and rear yard views

### 2pc Bath

Ceramic tile floor, dark wood vanity with Corian counter

## Bedroom Level

### Loft/Study 10'9 x 8'6

Hardwood floor, overlooks great room, pot lights

### Master Bedroom 14'0 x 18'3

Hardwood floor, large walk-in closet, 2 large windows overlooking rear yard

### 5pc Ensuite Bath

Ceramic tile floor, white double vanity with Corian counter, double sinks with chrome faucets, corner soaker tub with ceramic tile surround, medicine cabinet, separate shower with glass door and ceramic tile surround, window with wide-slat blinds overlooking rear yard

### 2nd Bedroom 10'8 x 14'11

Hardwood floor, closet, window with wide-slat blinds overlooking front yard

### 3rd Bedroom 12'5 x 15'9

Hardwood floor, closet, 2 windows with wide-slat blinds & drapes & rod overlooking front yard

### 4pc Bath

Ceramic tile floor, white vanity with Corian counter, chrome faucet, large shower with glass door and ceramic tile surround

### Laundry Room

Ceramic tile floor, laundry sink with faucet, storage cabinet, Maytag washer & dryer

## Basement

### Recreation Room

Laminate floor, pot lights, separate workshop, storage room, storage closets, bonus room - perfect for office, craft room, exercise/yoga room

### 2pc Bath

Ceramic tile floor, white vanity with laminate counter, medicine cabinet

## Exterior & Additional Features

- Double car garage and double interlock driveway, professionally landscaped with in-ground sprinkler system, porch with handrail
- Rear yard backs onto woods and Glen Abbey Golf Course, stone patio, large mature trees, garden beds, in-ground sprinkler system
- 9ft ceilings on main level
- Exterior maintenance, lawn care and snow removal included in fees