

# SCHIAVONE DIAMOND

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



## School Information

### Public

**Maple Grove Elementary (JK - Gr 8)**  
288 Maple Grove Drive  
905-844-9322

**E.J. James Elementary (Fr. Imm. Gr 1 - 8)**  
338 Cairncroft Road  
905-845-2015

**Oakville Trafalgar Secondary (Gr 9 - 12) (Fr. Imm.)**  
1460 Devon Road  
905-845-2875

### Catholic

**St. Vincent Elementary (JK - Gr 8)**  
1280 Braeside Drive  
905-849-0777

**St. Joseph Elementary (Fr. Imm. Gr 5 - 8)**  
477 Warminster Drive  
905-827-4231

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

**Lot Size:** 58.99' x 130'

**2017 Taxes:** \$6,585

For more information & pictures visit:  
**SchiavoneDiamond.com**



**Bill Schiavone**

Broker

**Tel 905.338.3737**

Cell 416.999.6084

Fax. 905.338.7452

Bill@SchiavoneDiamond.com



**Steve Diamond**

Sales Representative

**Tel 905.338.3737**

Cell 416.566.9496

Fax. 905.338.7452

Steve@SchiavoneDiamond.com

# SCHIAVONE DIAMOND

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

Welcome to...  
**1472 Constance Drive**



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.





## Main Level

### Entry

Single door entry, 2 side windows, vaulted ceiling, terra cotta tile floor, 2 skylight windows, brick accent wall, broadloom on stairs with white railing and pickets

### Office/Study

Terra cotta tile floor, vaulted ceiling, built-in bookshelves and window seat, pot lights, leaded stained glass window with front yard view, 2 skylight windows

### Dining Room

Bamboo hardwood floor, built-in floating buffet cabinet, 2 oversized glass pendant lights, window with side yard view

### Kitchen

Recently renovated with bamboo hardwood floor, white shaker-style cabinets with stainless steel bar hardware, appliance garage, custom range hood, Vent-a-Hood hood vent, centre island with double stainless steel undermounted sink, brushed stainless steel faucet, subway tile backsplash, integrated SubZero fridge, Wolf stainless steel 6-burner gas stove, integrated Miele dishwasher, built-in Sharp stainless steel microwave drawer, built-in beverage fridge, pot lights, 2 pendant lights above island, 2 windows with side yard views

### Family Room

Bamboo hardwood floor, painted brick accent wall, 2 skylight windows, nickel & glass oversized coach light, large picture windows with rear yard view, garden doors with large side windows walk-out to rear deck

### 3pc Bath

Slate-look tile floor, casement-style wood vanity with integrated sink and counter, chrome faucet and fixtures, separate shower with tile surround, subway tile accent walls, linen closet, Kohler toilet, chrome and frosted glass light fixture, frosted skylight window

### Laundry Room

Slate-look tile floor, separate entrance from side of house, pass-thru to front entrance, sliding barn door to hallway, LG front loading stacked washer & dryer, pot lights

## Bedroom Level

### Master Bedroom

Berber broadloom, Ikea Pax closet system, built in shelving, widow with custom shade overlooking side yard

### 2nd Bedroom

Berber broadloom, window with custom shade overlooking side yard

### 3rd Bedroom

Berber broadloom, window with custom shade overlooking side yard

### 4th Bedroom

Berber broadloom, window with custom shade overlooking rear yard

### 4pc Bath

Heated marble herringbone tile floor, floating vanity with integrated sink and counter, chrome faucet, tub/shower combination with subway tile surround, chrome and frosted glass light fixture, pebbled glass window

## Basement

- Recreation room with laminate flooring, above-grade windows and pot lights
- Large storage room, can be converted to more living space
- Workshop
- Separate entrance from side of house
- Crawl space for storage
- Kitchen renovated in 2016
- Upstairs bath renovated in 2015

## Exterior & Additional Features

### Front Yard

Car port, single drive that fits 2 more cars, flagstone walkway, professionally landscaped gardens

### Rear Yard

Large wood deck with glass railing and built-in bench, garden shed, covered porch - perfect for outdoor dining/entertaining, bracketing gardens, play structure