

SCHIAVONE  
DIAMOND

ROYAL LePAGE  
Royal LePage Real Estate  
Services Ltd., Brokerage



## School Information

### Public

**Mohawk Gardens Elementary (JK - Gr 5)**  
5280 Spruce Avenue  
905-632-3946

**Frontenac Elementary (Gr 7 - 8)**  
5140 Pinedale Avenue  
905-632-1690

**Pinedale Elementary (Fr. Imm. Gr 2 - 8)**  
5121 Meadowhill Road  
905-634-2311

**Nelson Secondary (Gr 9 - 12)**  
4181 New Street  
905-637-3825

### Catholic

**St. Raphael Elementary (JK - Gr 8)**  
4056 New Street  
905-637-3810

**St. Gabriel Elementary (Fr. Imm. Gr 5 - 8)**  
2227 Parkway Drive  
905-332-3333

**Assumption Secondary (Gr 9 - 12)**  
3230 Woodward Avenue  
905-634-1835

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



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Welcome to...  
**327 Goodram Drive**







## Main Level

### Living Room 20'2 x 12'0

Hardwood floor (2014), wood-burning fireplace with painted brick surround, double French door entry from front hallway, large bay window with front yard view

### Dining Room 10'10 x 10'7

Hardwood floor, brushed stainless orb chandelier, window with rear yard view

### Kitchen 15'4 x 10'6

Renovated in 2015, porcelain tile floor, maple cabinets with upper crown moulding, under cabinet lighting, large centre island with breakfast bar, granite countertops, under-mounted double stainless steel sink, brushed stainless steel pull-out faucet & soap dispenser, marble tile backsplash, GE stainless steel fridge, Frigidaire stainless steel 5-burner gas stove, Whirlpool stainless steel built-in dishwasher, LuxAir stainless steel chimney-style hood vent, faux wood ceiling beam, 3-light stainless steel pendant light above island, window with spectacular rear yard view, garden door to rear deck



## Bedroom Level

### Master Bedroom 12'5 x 12'5

Hardwood floor (2014), large double door closet with organizers, side window and large window with custom Hunter Douglas shade, drapes & rod and front yard view

### 2nd Bedroom 12'5 x 10'0

Hardwood floor, closet, side window and larger window with custom Hunter Douglas shade, drapes & rod and rear yard view

### 3rd Bedroom 12'7 x 10'0

Hardwood floor, closet, window with custom Hunter Douglas shade and front yard view

### 5pc Bath

Renovated in 2012, marble tile floor, espresso vanity with granite countertop and double under-mounted sinks, brushed nickel faucets and fixtures, brushed stainless steel & glass light fixtures, framed mirrors, Kohler toilet, tub/shower combination with tile surround, custom built-in linen cabinet & drawers, pebbled glass window with rear yard view

### 4th Bedroom 13'4 x 11'6

Separate staircase to bedroom, ideal for in-law/guest suite or teen retreat, broadloom flooring (2013), large closet, frosted glass window overlooking side yard

### 2pc Ensuite Bath

Vinyl floor, white vanity with porcelain sink, chrome faucet and fixtures, medicine cabinet, glass shelf, frosted glass window overlooking side yard



## Basement

### Recreation Room 23'9 x 12'7

Berber broadloom, large above-grade windows, electric fireplace

### Games Room 21'7 x 13'3

Berber broadloom, above-grade windows

### Laundry Room

Large storage area, laundry sink with faucet, Whirlpool Duet front loading washer & dryer, large above grade window

## Exterior & Additional Features

### Front Yard

Armour stone retaining wall, interlock stone walkway, flagstone covered porch, coach-style lanterns, garden beds with perennials

### Rear Yard

Fully fenced yard, large wood deck with railings, concrete patio and walkway, in-ground pool, garden beds with perennials, surrounded by large mature trees, entry from garage, garden shed

- Nine stage in-ground sprinkler system
- Basement water guard with 10 year guarantee
- New windows with transferable lifetime warranty
- Safety pool cover & new pump (2011), new pool sand filter (2016)
- Hardwood floors (2014)
- New A/C evaporator unit (2015)
- Lot Size: 80' x 125'
- Taxes: \$5,084

