SCHIAVONE DIAMOND

ROYAL LEPAGE Royal LePage Real Estate Services Ltd., Brokerage

39.30' x 91.05'

\$5,579





School Information

Public

Palermo Elementary (JK - Gr 8) (Fr. Imm. Gr 2 - 8) 2561 Valleyridge Drive 905-469-1138

Garth Webb Secondary (Gr 9 - 11) (Fr. Imm.) 2820 Westoak Trails Boulevard 905-847-6875

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

Catholic	Lot Size:
St. Many Elementary (IK, Gr 8) (Er, Imm Gr 1	LOU SIZC.
St. Mary Elementary (JK - Gr 8) (Fr. Imm Gr 1 - 8)2175 Colonel William Parkway 905-469-0038	2017 Taxes:
St. Bernadette Elementary (Fr. Imm. Gr 5 - 8) 1201 Heritage Way	

St. Ignatius of Loyola Secondary (Gr 9 - 12) (Fr. Imm.) 1550 Nottinghill Gate

905-847-0595

905-827-7235

For more information & pictures visit: SchiavoneDiamond.com



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<u>ALL</u> information contained herein has been supplied by the Seller to the best of his knowledge and while deemed accurate is <u>NOT</u> guaranteed by Royal LePage Real Estate Services Ltd., Brokerage. <u>ALL</u> measurements are approximate.

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Welcome to... 2546 Valleyridge Drive









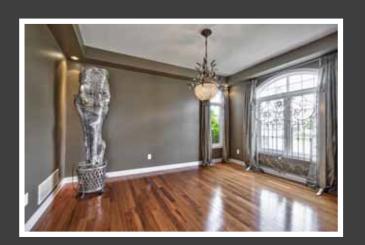


















Main Level

Entry

Double door entry with decorative window inserts and transom window, open to second level, tile floor, dark-stained hardwood stairs with iron pickets and broadloom runner, pot lights

Dining Room 14'3 x 11'3 Hardwood floor, coffered ceiling, oiled bronze and crystal chandelier, pot lights, 2 Palladian windows with drapes and rods

Kitchen 11'6 x 11'3

Breakfast Area 11'3 x 9'3 Tile floor, oiled bronze chandelier, sliding glass doors with custom valance and drapes to rear yard and deck

Family Room 20'8 x 12'3 Hardwood floor, gas fireplace with wood mantle, decorative columns, pot lights, large picture window with drapes and rod, 3 windows with custom roman blinds

2pc Bath Tile floor, pedestal sink, Toto toilet, chrome faucet and fixtures

Mudroom Tile floor, inside entry from garage, closet

Bedroom Level

Master Bedroom 20'8 x 13'8

Double door entry, broadloom, large walk-in closet, large Palladian window with drapes and rod, 2 windows with custom roman blinds, cathedral ceiling

5pc Ensuite Bath

Tile floor, natural maple vanity with granite counter, double undermounted sinks, chrome faucets and fixtures, separate glass shower with tile surround, deep soaker tub with tile surround, pot lights, window with custom valance

2nd Bedroom 17'7 x 11'5 Broadloom, walk-in closet, Palladian window and 2 smaller windows with mini-blinds, cathedral ceiling

3rd Bedroom 11'8 x 10'6 Broadloom, double door closet, 3 windows with custom shades

4pc Bath (Jack & Jill) Tile floor, maple vanity, granite counter with undermounted sink, chrome faucet and fixtures, tub/shower combination with tile surround

Laundry Room

Exterior & Additional Features

- End-unit townhouse with elegant stone and stucco exterior
- Garden beds with mature trees and perennials •
- Double car garage and double driveway .
- Wood deck with iron picket railings

Tile floor, natural maple cabinets with some glass fronts, granite counters, mosaic tile backsplash, under-cabinet lighting, undermounted double stainless steel sink, chrome pull-out faucet, Frigidaire fridge, smooth-top stove and built-in over-the-range microwave, pot lights

Tile floor, upper cabinets, Samsung washer, Whirlpool dryer, laundry sink with faucet, wire shelving