

SCHIAVONE
DIAMOND

ROYAL LePAGE
Royal LePage Real Estate
Services Ltd., Brokerage



Exterior & Additional Features

- Interlock walkway and porch, raised garden beds with shrubs, perennials and mature trees, triple wide driveway
- Premium ravine lot, raised wood deck, natural gas BBQ hookup, garden shed, children's playhouse and wood play structure, interlock stone patio, double door walk-out from basement, garden beds with perennials, pond with water feature, covered side entry porch
- Media nook in upper hallway with large window overlooking front yard
- High efficiency furnace & water heater
- 200 amp electrical service
- 2 x 6 studs in walls & roof plus extra insulation

School Information

Public
Post's Corners Elementary (JK - Gr 8)
2220 Caldwell Drive 905-845-1661

Sunningdale Elementary (Fr. Imm. Gr 2 - 8)
1434 Oxford Avenue 905-844-9941

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

Catholic
St. Andrew Elementary (JK - Gr 8)
145 Millbank Drive 905-257-7102

St. Matthew Elementary (Fr. Imm. Gr 5 - 8)
1050 Nottinghill Gate 905-847-0088

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

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



Jeff Donovan

Sales Representative

Tel 905.338.3737

Cell 905.464.8828

Fax. 905.338.7452

Jeff@SchiavoneDiamond.com

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Welcome to...
2140 Nipigon 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 with sidelight windows, tile floor, double door coat closet, double French door entry to hallway, broadloom on stairs with oak handrail & pickets, coach-style lantern

Living Room 20'5 x 13'10

Double French door entry from hall, broadloom, crown moulding, bay window with front yard view, side window

Dining Room 15'0 x 13'10

Double French door entry from hall, French door to kitchen, crown moulding, chair rail trim, ceiling medallion, antique brass & crystal chandelier

Kitchen 19'10 x 16'0

Cork floor, oak cabinets with under-cabinet lighting, granite counters, pantry cabinets, under-mounted triple sink with disposal, brushed stainless steel pull-out faucet with sap dispenser, subway tile backsplash, centre island, KitchenAid smooth-top cooktop, stainless steel KitchenAid built-in wall oven, stainless steel built-in Panasonic microwave, stainless steel KitchenAid fridge, stainless steel built-in dishwasher, 3 pendant lights over island, pendant light in breakfast area, double garden doors to rear deck, 2 side windows

Family Room 19'5 x 12'0

Natural oak hardwood floor, wood-burning fireplace with brick surround and hearth, crown moulding, 2 windows with shutters and rear yard view

2pc Bath

12x24 porcelain tile floor, black vanity with vessel sink, brushed stainless steel faucet and fixtures, bevelled edge mirror, Kohler toilet

Den 14'5 x 10'0

Oak hardwood floor, bay window with wide-slat blinds and side yard view

Laundry/Mudroom

Laminate floor, separate entrance from side yard, upper cabinets, laundry sink with faucet, storage closet, inside entry from garage

Bedroom Level

Master Bedroom 19'5 x 12'0

Double door entry, broadloom, walk-in closet, 2 windows with drapes and rods overlooking rear yard

4pc Ensuite Bath

Laminate tile floor, oak vanity with laminate counter, chrome faucet, water closet with separate glass shower and tile surround, Kohler toilet and window with mini blind, jetted soaker tub with tile surround, medicine cabinet, bay windows with mini blinds overlooking rear yard

2nd Bedroom 12'6 x 12'0

Broadloom, closet, large window with drapes and rod overlooking front yard

3rd Bedroom 12'6 x 12'0

Broadloom, closet, window with wide-slat blinds overlooking side yard

4th Bedroom 12'7 x 12'0

Braodloom, double door closet with organizers, large window with custom shades overlooking front yard

4pc Bath

Tile floor, oak vanity with laminate counter, chrome faucet, tub/shower combination with tile surround, Kohler toilet, medicine cabinet, pebbled glass window overlooking side yard

Basement

Recreation Room

Tile floor, gas fireplace with brick surround and wood mantle, pot lights, double garden doors to rear patio, large above grade window overlooking rear yard, billiards room with pool table light fixture

Large storage room

Workshop

Cold room

Hobby room with work tops, cabinetry and laundry sink & faucet