

# SCHIAVONE DIAMOND

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



## School Information

### Public

**Lakeshore Elementary (JK - Gr 6)**  
2243 Lakeshore Road  
905-634-3244

**Burlington Central Elementary (Gr 7 - 8) (Fr. Imm.)**  
1433 Baldwin Street  
905-634-7768

**Tom Thomson Elementary (Fr. Imm. Gr 2 - 6)**  
2171 Prospect Street  
905-639-7768

**Burlington Central Secondary (Gr 9 - 12) (Fr. Imm.)**  
1433 Baldwin Street  
905-634-7768

### Catholic

**St. Paul Elementary (JK - Gr 8)**  
530 Cumberland Avenue  
905-632-1424

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

**Lot Size:** 45.83' x 110.54'

**2017 Taxes:** \$3,551

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



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Welcome to...  
**2328 New Street**



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, crown moulding, coat closet, shoe cabinet, window with mini blind, broadloom on stairs with wood handrail and pickets

### Living Room 14'5 x 13'10

Red oak hardwood floor, double French door entry, electric fireplace with white mantle, crown moulding, pot lights, 3 windows with mini blinds, drapes and rods and front yard view

### Dining Room 13'10 x 10'9

Red oak hardwood floor, crown moulding, pot lights, window with side yard view, double French door walk-out to rear deck

### Kitchen 18'10 x 9'11

Hardwood floor, black lower cabinets with gloss white uppers, brass hardware, apron front farmhouse sink with brass faucet, subway tile backsplash, butcher block counter and Corian counter, breakfast bar, pantry cabinets, microwave shelf, exposed brick accent wall, stainless steel Bertazzoni gas stove and hood vent, stainless steel KitchenAid fridge, integrated Bosch built-in dishwasher, French door entry from hallway, broom closet, sink window with roller shade, double French door walk-out with roller shades to rear deck

## Bedroom Level

### Master Bedroom 13'8 x 9'11

Broadloom, chandelier, chair rail moulding, closet, dressing cabinet, 2 windows with mini blinds overlooking front and side yard

### 2nd Bedroom 10'4 x 8'10

Broadloom, crown moulding, window with mini blind overlooking front yard

### 3rd Bedroom 9'11 x 11'5

Broadloom, crown and chair rail moulding, chandelier, closet, 2 windows with mini blinds overlooking back and side yard

### 4pc Bath

Tile floor, espresso floating vanity with integrated sink and counter, nickel faucet, wall sconces, linen cabinet, tub/shower combination, display shelving

## Basement

- Recreation area (19'5 x 11'2) with pot lights
- Storage area
- Laundry room with tile floor, shelving, washer and dryer
- 3pc bath with tile floor, white vanity, chrome faucet and fixtures, shower with tile surround, medicine cabinet, pot lights & window

## Exterior & Additional Features

- Covered front porch with white pickets and handrails, garden beds with perennials and trees
- Private back yard has large wood deck with railings & privacy fence, gas BBQ hookup, driveway parking for 2 cars around side of house, flag-stone walkway, garden beds with perennials, shrubs and trees, large garden shed with power