

# SCHIAVONE DIAMOND

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



## School Information

### Public

**James W. Hill Elementary**  
(JK - Gr 8) (Fr. Imm. Gr 2 - 8)  
2860 Kingsway Drive  
905-845-2333

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

### Catholic

**St. Luke Elementary**  
(JK - Gr 8)  
2750 Kingsway Drive  
905-829-1700

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

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

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



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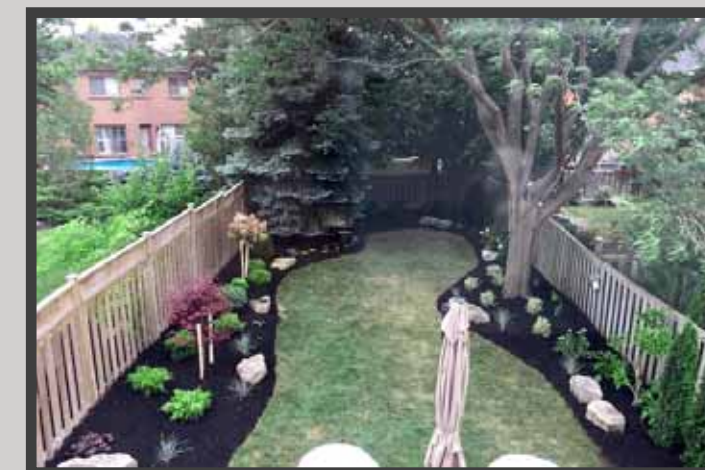
Todd@SchiavoneDiamond.com

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.

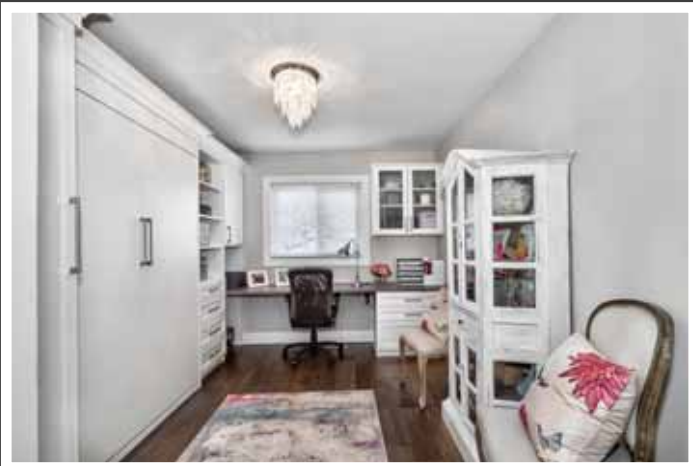
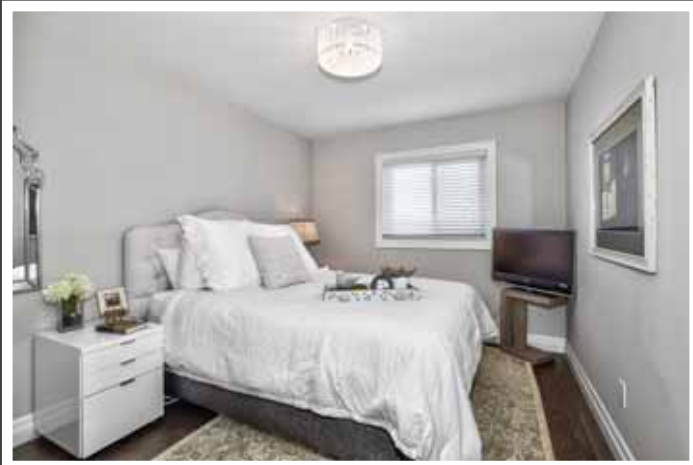
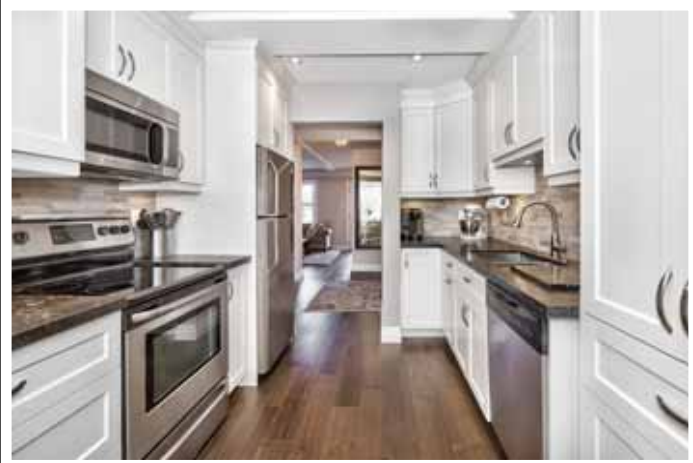
# SCHIAVONE DIAMOND

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Welcome to...  
**1101 Beechnut Road**







## Main Level

### Entry

Single door entry with decorative window insert, hardwood floor, coat closet, inside entry from garage, brushed nickel & seeded glass light fixture, new dark-stained hardwood stairs & handrail with white risers & pickets to second level

### Living Room 9'8 x 14'2

Hardwood floor, large window with California shutters and rear yard view

### Dining Room 9'0 x 11'0

Hardwood floor, iron & crystal orb chandelier, double French doors with internal blinds to backyard patio

### Kitchen 9'0 x 15'7

Renovated kitchen (2017) with white shaker style cabinets with soft close, upper crown moulding and under-cabinet lighting, brushed stainless steel hardware, double stainless steel sink, brushed stainless steel pull-out faucet, quartz countertops, Frigidaire stainless steel fridge, smooth-top stove, built-in dishwasher and over-the-range built-in microwave, natural stone tile backsplash, pot lights, hardwood floor, large window with California shutters and front yard view

## Bedroom Level

### Master Bedroom 13'3 x 11'3

Hardwood floor, walk-in closet with custom California Closets built-ins, window with California shutters overlooking front yard

### 2pc Ensuite Bath

Wood-look porcelain tile floor, white vanity with quartz countertop, undermounted sink, brushed stainless steel faucet and fixtures, Kohler toilet

### 2nd Bedroom 11'10 x 9'7

Hardwood floor, custom California Closets built-in cabinets, window with wide-slat blinds overlooking rear yard

### 3rd Bedroom/Office 15'4 x 9'4

Hardwood floor, custom California Closets built-ins and murphy bed with soft close and glass knob hardware, window with blind overlooking rear yard

### 4pc Bath

Renovated bath (2017) with wood-look porcelain tile floor, white vanity with quartz countertop, undermounted sink, chrome Baril faucet, chrome fixtures, LED lighted mirror, Neptune deep soaker tub/shower combination with polished marble slab wall surround and glass doors, rainfall shower head, pot lights, 2 pebbled glass windows

## Basement

### Recreation Room 18' x 13'9

New broadloom with upgraded underpad, under-stairs storage room, pot lights

### Laundry Room/Storage 18' x 9'

Porcelain tile floor, laundry sink & faucet, front loading Samsung washer and dryer, pot lights

### 2pc Bath

Porcelain tile floor, pocket door entry, white vanity with integrated sink, Mowen chrome faucet & fixtures, pot lights

## Exterior & Additional Features

- Excellent curb appeal with stone edged double driveway (resurfaced 2012), interlock stone walkway with garden edging, professionally landscaped (2018), irrigation system and night-cap lighting (2017)
- Deep rear yard, professionally landscaped (2017) with trees, shrubs, perennials and armour stone accents, interlock stone patio, garden shed

- All new flooring throughout with Twelve Oaks dark-stained hickory engineered hardwood
- Kitchen cabinetry custom built by Christopher J
- Smooth ceilings throughout
- CVAC
- Windows replaced in 2013, doors in 2014
- Roof replaced in 2014
- Garage door and opener replaced in 2012
- Hot Water Tank replaced in 2012
- Lot Size: 27.53' x 141.99'
- 2018 Taxes: \$3,607