

# SCHIAVONE DIAMOND

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



## School Information

### Public

**Maple Grove Elementary (JK - Gr 8)**  
288 Maple Grove Drive 905-844-9322

**E.J. James Elementary (Fr. Imm. Gr 2-8)**  
338 Cairncroft Road 905-845-2015

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

### Catholic

**St. Vincent Elementary (JK - Gr 8)**  
1280 Braeside Drive 905-849-0777

**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

**Lot Size:** 147.01' x 58'

**2019 Taxes:** \$6,676

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



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Welcome to...  
**1540 Constance 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 window, ceramic tile floor, double mirror sliding door coat closet

### Living Room 12'7 x 19'0

Hardwood parquet floor, large window with drapes & rod and front yard view

### Dining Room 11'9 x 10'11

Hardwood parquet floor, pendant chandelier, sliding glass patio doors with drapes & rod to rear yard

### Kitchen 16'6 x 11'3

Updated kitchen with ceramic tile floor, natural maple cabinets with stainless steel bar hardware, pantry cabinets, under-cabinet lighting, centre island, display shelving and wine storage, granite countertops, double stainless steel sink with brushed stainless faucet, tumbled marble tile backsplash, Frigidaire stainless steel fridge, GE built-in wall oven, Kenmore smooth-top cooktop, Kenmore Elite built-in dishwasher, Kenmore built-in microwave, pot lights, pendant light above island, 2 windows with rear yard views

## Bedroom Level

### Master Bedroom 14'7 x 11'8

Berber broadloom, walk-in closet with built-ins, window with drapes & rod overlooking side yard

### 4pc Ensuite Bath

Updated bath with ceramic tile floor, floating white vanity with quartz counter, undermounted sink, chrome faucet, mirrored medicine cabinet, separate glass shower with ceramic tile surround and rainfall shower head, soaker tub with ceramic tile surround, pot lights, frosted glass window overlooking rear yard

### 2nd Bedroom 11'8 x 10'7

Berber broadloom, double mirror sliding door closet, window with wide-slat blinds overlooking front yard

### 3rd Bedroom 10'0 x 9'9

Berber broadloom, closet with folding doors, window with wide-slat blinds overlooking front yard

### 4pc Bath

Updated bath with 12x24 ceramic tile floor, dark wood vanity with integrated sink/countertop, chrome faucet, tub/shower combination with ceramic tile surround

## Lower Level

### Family Room 20'11 x 12'0

Berber broadloom, gas fireplace with stone surround and wood mantle, 2 above-grade windows with wide-slat blinds

### 4th Bedroom/Den 16'11 x 10'11

Berber broadloom, above-grade window with wide-slat blind, pot lights, double door entry, can be used as a 4th bedroom

### Laundry Room

Ceramic tile floor, separate entrance from rear yard, upper cabinets and storage, stainless steel laundry sink & faucet, front loading Kenmore washer, Maytag dryer, hanging bar

### 2pc Bath

Ceramic tile floor, vanity with laminate counter, chrome faucet, medicine cabinet, frosted glass window with rear yard view

## Exterior & Additional Features

- Double car garage, double driveway, interlock stone walkway and front porch, garden beds, large mature trees
- Fully fenced back yard with interlock stone walkway and patio, garden shed, swing set included, mature trees and gardens