

# SCHIAVONE DIAMOND

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



## School Information

### Public

**River Oaks Elementary (JK - Gr 8)**  
2173 Munn's Avenue 905-842-7430

**Munn's Elementary (Fr. Imm. Gr 2 - 8)**  
1511 Sixth Line 905-844-9461

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

### Catholic

**St. Gregory the Great Elementary  
(JK - Gr 8)** 138 Sixteen Mile Drive 905-257-9432

**St. Marguerite d'Youville Elementary  
(Fr. Imm. Gr 5 - 8)**  
1359 Bayshire Drive 905-849-7772

**Holy Trinity Secondary (Gr 9 - 12) (Fr. Imm.)**  
2420 Sixth Line 905-257-3534

**Lot Size:** 21.03' x 45.18'

**2020 Taxes:** \$3,358

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



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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.

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Welcome to...  
**3103 Blackfriar Common**





## Ground Level

### Entry

Single door entry with sidelight window, tile floor, double door coat closet, 2nd storage closet, inside entry from garage, utility room with storage, broadloom on stairs with dark stained handrail and square pickets.

## Second Level

### Living Room 20'1 x 11'3

Berber broadloom, track lighting, window overlooking front yard

### Dining Room 12'10 x 10'0

Berber broadloom, chrome drum light fixture, sliding glass door walk-out to private balcony overlooking front yard

### Kitchen 12'5 x 9'6

Tile floor, white cabinets with stainless steel bar hardware, wired for under-cabinet lighting, quartz countertops, double stainless steel undermount sink, chrome pull-out faucet, Samsung stainless steel fridge, Samsung stainless steel smooth-top stove, Samsung stainless steel over-the-range microwave, Whirlpool stainless steel built-in dishwasher, 2 pendant lights above extended peninsula

### 2pc Bath

Tile floor, pedestal sink, chrome faucet

## Bedroom Level

### Master Bedroom 18'2 x 10'7

Berber broadloom, His & Hers double door closets, window overlooking front yard

### 3pc Ensuite Bath

Tile floor, black vanity with stainless steel bar hardware and integrated sink and countertop, chrome faucet and fixtures, mirror with shelf, extra large glass shower with subway tile surround

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

Berber broadloom, wainscoting, double door closet, window overlooking front yard

### 4pc Bath

Tile floor, white vanity with integrated sink and countertop, chrome faucet and fixtures, tub/shower combination with grey subway tile surround

### Laundry

Samsung front loading washer and dryer, folding counter, upper storage cabinets and hanging shelf

## Exterior & Additional Features

Branthaven Homes 'Algrove' model, brick exterior with stone accents, single car garage with inside entry and single car drive, stone steps and aggregate landing to covered front porch, landscaped with perennials, custom wood A/C cover.

- Branthaven 'Algrove' model, 1600 sq. ft.
- 9' ceilings on ground and main floor
- Shelving in garage and storage room included