SCHIAVONE DIAMOND







Lot Size: 21.03' x 45.18'

2020 Taxes: \$3,358

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

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

St. Marguerite d'Youville Elementary (Fr. Imm. Gr 5 - 8)

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

Catholic

1359 Bayshire Drive 905-849-7772

For more information & pictures visit: SchiavoneDiamond.com



Bill Schiavone Broker

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Steve Diamond Sales Representative

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Welcome to... 3103 Blackfriar Common











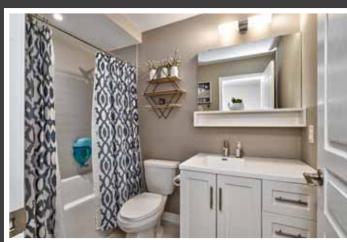












Ground Level

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 penninsula

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