

SCHIAVONE DIAMOND

ROYAL LePAGE
Royal LePage Real Estate
Services Ltd., Brokerage



School Information

Public

Emily Carr Elementary (JK - Gr 8)
2255 Pine Glen Road 905-827-3928

Forest Trail Elementary (Fr. Imm. Gr 2 - 8)
1406 Pine Glen Road 905-469-0341

Garth Webb Secondary (Gr 9 - 12) (Fr. Imm.)
2820 Westoak Trails Boulevard 905-847-6875

Catholic

St. John Paul II Elementary (JK - Gr 8)
2130 Kingsridge Drive 905-827-8894

St. Joan of Arc Elementary (Fr. Imm. Gr 5 - 6)
2912 Westoak Trails Boulevard 905-847-3581

St. Bernadette Elementary (Fr. Imm. Gr 7 - 8)
1201 Heritage Way 905-827-7235

St. Ignatius of Loyola Secondary (Gr 9 - 12) (Fr. Imm.)
1550 Nottinghill Gate 905-847-0595

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...
2177 Kingsridge Drive





Main Level

Entry

Double door entry, with decorative inserts and large transom window above, open to second level, tile floor, hardwood stairs with wood handrail and black iron pickets, pot lights, walk-in coat closet with window

Living Room 16'9 x 16'1

Hardwood floor, pot lights, window with wide-slat blind and side yard view

Dining Room 16'9 x 10'7

Hardwood floor, pot lights, coffered ceiling, window with wide-slat blind and side yard view

Kitchen 19'4 x 12'10

Hardwood floor, extended cabinets, quartz counters, centre island with breakfast bar, double stainless steel undermounted sink, brushed stainless steel pull-out faucet with soap dispenser, tile backsplash, stainless steel fridge, stainless steel gas stove, built-in above-the-range microwave, built-in stainless steel dishwasher, pot lights, pendant light, sliding glass doors with California shutters to rear yard, 2 side windows with California shutters

Family Room 16'10 x 13'11

Hardwood floor, gas fireplace with marble surround and white mantle, decorative track lighting, 2 windows with California shutters and rear yard views

Office 12'10 x 8'11

Hardwood floor, French door entry, window with wide-slat blind and side yard view

2pc Bath

Tile floor, pedestal sink, chrome faucet, decorative framed mirror, window with blind

Laundry/Mud Room 8'1 x 7'7

Tile floor, inside entry from garage, closet, washer & dryer, laundry sink with faucet, upper cabinets

4pc Main Bath

Tile floor, wood vanity with laminate counter, chrome faucet, tub/shower combination with tile surround, window with wide-slat blind overlooking side yard

3rd Bedroom/Guest or Nanny Suite 17'10 x 10'10

Hardwood floor, bay window with window seat and California shutters overlooking front yard, walk-in closet, crystal light fixture,

4pc Ensuite Bath

Tile floor, wood vanity with laminate counter, chrome faucet, tub/shower combination with tile surround, window with wide-slat blind overlooking side yard

4th Bedroom 11'5 x 10'11

Hardwood floor, crystal light fixture, closet, window with drapes and rod overlooking side yard

5th Bedroom 13'5 x 10'10

Hardwood floor, walk-in closet, window with wide-slat blind overlooking side yard

Basement

Recreation Room 31'7 x 21'3

Laminate flooring, pot lights, built-in bookshelves

Media Room 16'0 x 11'5

Laminate flooring, pot lights, built-in speakers

3pc Bath

Tile floor, floating vanity with integrated sink & counter, chrome faucet, framed mirror, corner glass shower with multi-sprays

Den 11'5 x 8'11

Utility Room 13'8 x 8'2

Storage Room 14'10 x 12'8

Cold Room

Bedroom Level

Master Bedroom 19'0 x 14'4

Double door entry, hardwood floor, decorative light fixture, walk-in closet with built-in organizers, window with wide-slat blind overlooking rear yard

4pc Ensuite Bath

Tile floor, vanity with laminate counter, chrome faucet, soaker tub with tile surround an columns, separate shower with glass door and tile surround, 3 windows with wide-slat blinds overlooking rear yard

2nd Bedroom 12'9 x 10'5

Hardwood floor, closet, window with wide-slat blind overlooking side yard, ensuite privilege to main bath

Exterior & Additional Features

Attractive combination of brick and stucco exterior, double car garage, double driveway, interlock stone walkway, covered front porch, landscaped

Fully fenced rear yard with large wood deck, gazebo, privacy lattice partitions

- 9ft ceilings on main floor
- Hand-scraped hardwood floors on 2nd floor
- Most windows replaced
- Professionally finished basement (2017)
- New furnace, roof, attic insulation, surveillance system and garage doors
- Lot Size: 40.03' x 114.83'
- 2020 Taxes: \$6,617