# SCHIAVONE DIAMOND

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## **School Information**

Public Maple Grove Elementary (JK - Gr 8) 288 Maple Grove Drive 905.844 0000 E.J. James Elementary (Fr. Imm. Gr 1-8) 338 Cairncroft Road Oakville Trafalgar 1460 Devon Road 905-845-2875 dary (Gr 9 - 12) (Fr. Imm. & Gi

St. Vincent Elementary (JK - Gr 8) 1280 Braeside Drive Imm. Gr 5 - 8) ary (Gr 9 - 12) (Fr. Imm. 4 Dorvai 64 )5-842-9494

# For more information & pictures visit: 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.

Catholic



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## Welcome to... 2269 Carol Road























### Main Level

Entry Single door entry with decorative insert, LVT flooring, hardwood stairs and handrails with white risers

Living Room 16' x 13'7 Hardwood floor, bay window with between-the-glass blinds and front yard view

Dining Room 10' x 10'11 Hardwood floor, French garden doors to rear deck, drapes and rod

Kitchen LVF flooring, white cabinets, laminate counter, tile backsplash, breakfast bar, oversized sink with brushed stainless steel pull-out faucet and soap dispenser, Whirlpool fridge, Caloric gas stove, Bosch stainless steel built-in dishwasher, pot lights, track lighting, window with valance and rear yard view

Family Room 10'10 x 18' Broadloom, wood-burning fireplace with electric insert, brick surround and wood mantle, crown moulding. French garden doors to rear deck

2pc Bath LVT flooring, white vanity with laminate counter, brushed stainless steel faucet and fixtures, decorative light fixture, display niche, window with between-the-glass blinds

### Bedroom Level

Master Bedroom 115 x 187 Hardwood floor, walk-in closet, 2nd closet with double mirrored sliding doors, window with drapes and rod overlooking rear yard

3pc Ensuite Bath Renovated with 12x24 porcelain floor tile, floating vanity with quartz countertop and undermounted sink, chrome faucet and fixtures, medicine cabinet, separate shower with glass doors and porcelain tile surround, crystal light fixture, window with curtain & rod overlooking side yard

2nd Bedroom 10'4 x 9'0 Broadloom, closet, window overlooking side yard

3rd Bedroom 8'11 x 10'7 Broadloom, closet, window with between-the-glass blinds, drapes & rod overlooking front yard

4th Bedroom 10' x 9'4 Hardwood floor, closet, window with between-the-glass blinds overlooking front yard

4pc Bath Renovated with 12x24 floor tile, vanity with quartz countertop and undermounted sink, chrome faucet & fixtures, display niche, glass & chrome decorative light fixture, deep soaker tub with 12x24 tile surround, rainfall shower head and shampoo ledge, pot lights

### Basement Level

Recreation Room 15'3 x 12'8 + 9'6 x 10'8 Berber broadloom, pot lights, windows, closet, storage area Laundry Room Vinyl tile floor, laundry tub with faucet, GE washer, Maytag dryer

## **Exterior & Additional Features**

Additional Features 2 car garage with inside entry Hardwood in upper hallway with linen closet Mid-level family room and mud room

Rear Yard Fully fenced backyard oasis, in-ground pool with diving board, water fountain, 2 tiered deck, armour stone retaining wall, raised vegetable gardens, fully landscaped with bracketing gardens filled with beautiful perennials and mature trees, garden shed, interlock patio and walkways

Front Yard Interlock walkway, iron railing, lamp post, fully landscaped, mature trees