

SCHIAVONE  
DIAMOND

ROYAL LePAGE  
Royal LePage Real Estate  
Services Ltd., Brokerage



## School Information

### Catholic

**St. James Elementary (JK - Gr 8)**  
255 Morden Road  
905-339-0731

**St. Joseph 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

### Public

**Oakwood Elementary (JK - Gr 5)**  
357 Bartos Drive  
905-845-0412

**W.H. Morden Elementary (Gr 6 - 8)**  
180 Morden Drive  
905-844-9612

**Pine Grove Elementary (Fr. Imm. Gr 1 - 8)**  
529 4th Line  
905-844-6371

**T.A. Blakelock Secondary (Gr 9 - 12) (Fr. Imm.)**  
1160 Rebecca Street  
905-827-1158

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



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Welcome to...  
**410 Riverside Drive**







## Main Level

### Entrance

Single door entry with decorative glass insert, slate tile floor, double coat closet with bevelled mirrored doors, linen closet

### Living Room

Dark-stained oak hardwood floor, wood burning fireplace with stone surround and tiled hearth, crown moulding, large window with wood shutters and front yard view

### Dining Room

Dark-stained hardwood floor, crown moulding, drum light pendant light fixture, open to living room, pass-through to family room

### Kitchen

Vinyl floor, grey and white wood cabinets with upper valance trim and 2 glass front cabinets, Labradorite counter, undermounted double stainless steel sink, brushed stainless steel faucet with pull-out spray, marble subway tile backsplash, LG stainless steel fridge, JennAir stainless steel built-in dishwasher, JennAir stainless steel slide-in gas range, JennAir stainless steel built-in over-the-range microwave, pantry cupboard, eat-in area has built-in storage cabinets with butcher block countertop, black iron pendant with fabric shade, 2 skylights, sliding glass doors to rear deck, drapes & rod

### Family Room

Laminate floor, pass-through from dining room, ceiling fan, window with mini blinds and rear yard view

### 2nd Bedroom

Dark-stained hardwood floor, his & hers closets with built-in drawers and shelving, flush mounted light fixture, large window with wood shutters and front yard view

### 3rd Bedroom

Dark-stained hardwood floor, closet, drum light fixture, large window with wide-slat blinds and rear yard views

### 4pc Bath

12 x 24 porcelain Carrera marble-look floor tiles, Kohler pedestal sink & toilet, soaker tub with white subway tile surround and decorative tile inlay, chrome faucet and fixtures, crown moulding, 3-light frosted glass & brushed stainless light fixture, frosted glass window

## Second Level

### Master Bedroom

Dark-stained hardwood floor, sloped ceiling, drum light fixture, closet, window with blinds and side yard view

### Ensuite 2pc Bath

Ceramic Carrera marble-look floor tiles, pedestal sink, chrome faucet and fixtures, window with blind overlooking side yard

## Basement Level

- Recreation room with berber carpeting, built-in cabinets, shelving and desk area, painted panelled walls, windows with mini blinds
- Storage closets
- Workshop with access to crawl space
- Cold storage

### 3pc Bath

Ceramic tile floor, white vanity with integrated porcelain sink, shower stall, pot lights, window with pebbled glass

### Laundry Room

Ceramic tile floor, double laundry sinks with faucet, front loading Whirlpool Duet Steam washer and dryer, upper cabinets, pot lights

## Exterior & Additional Features

- Single car garage and single drive for 4 cars
- Flagstone walkway leads to square-cut flagstone covered porch
- Professionally landscaped with armour stones, mature trees and lighting
- Rear yard with wood deck, professionally landscaped bracketing gardens and mature trees

**Lot Size:** 60' x 150'  
**2014 Taxes:** \$4,722