

SCHIAVONE  
DIAMOND

ROYAL LePAGE  
Royal LePage Real Estate  
Services Ltd., Brokerage



## School Information

### Public

**Eastview Elementary (JK - Gr 8)**  
2266 Hixon Street  
905-827-1541

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

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

### Catholic

**St. Dominic Elementary (JK - Gr 8)**  
2405 Rebecca Street  
905-827-4401

**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  
905-827-9494

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



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Welcome to...  
**3020 Riverview Street**



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.



## Main Level

### Entry

Single door entry with sidelight windows, coat closet, hardwood stairs and handrail, crystal & brass light fixture

### Living Room 11'0 x 15'0

Hardwood floor, bay window with front yard view

### Dining Room 11'0 x 11'0

Hardwood floor, wainscoting, window with side yard view

### Kitchen 11'0 x 9'4

Laminate floor, melamine cabinets, laminate counters, double stainless steel sink, chrome pull-out faucet, under-cabinet lighting, White Westinghouse stove, Inglis fridge, Samsung over-the-range stainless steel microwave, Maytag built-in dishwasher, window with rear yard view

### Breakfast 9'0 x 13'0

Laminate floor, ceiling fan, sliding glass doors to rear deck

### Family Room 11'0 x 15'0

Laminate floor, beadboard panelling, built-in bookshelves, wood-burning fireplace with brick surround, window with rear yard view

### 2pc Bath

Vinyl floor, wood vanity with laminate counter, chrome faucet

### Laundry Room

Vinyl floor, laundry tub & faucet, upper cabinets, Maytag washer & dryer, inside entry from garage, window with side yard view

## Bedroom Level

### Master Bedroom 11'0 x 18'8

Parquet floor, ceiling fan, walk-in closet, window overlooking front yard

### 4pc Ensuite Bath

Vinyl floor, white vanity, laminate counter, chrome faucet, tub/shower combination with tile surround, window overlooking rear yard

### 2nd Bedroom 11'0 x 11'4

Laminate floor, ceiling fan, double closet doors, window overlooking rear yard

### 3rd Bedroom 11'0 x 10'0

Parquet floor, ceiling fan, sliding closet doors, window overlooking front yard

### 4pc Bath

Vinyl floor, wood vanity with laminate counter, chrome faucet, tub/shower combination with tile surround, medicine cabinet, window overlooking rear yard

## Basement

### Recreation Room 20'6 x 10'1

Parquet floor, bead board panelling, storage closet, built-in shelves, 2 wall sconces

### Family Room 23'3 x 10'8

Parquet floor, bead board panelling, built-in shelves

### Workshop 11'3 x 10'6

Built-in cabinets, sink & faucet

- Cantina with built in shelving
- Utility room with storage

## Exterior & Additional Features

Located on a quiet cul-de-sac close to trails and parks, double driveway, aggregate front walk & porch

Fully fenced back yard with 2-tiered wood deck, extensive gardens including a vegetable garden, potting area with sink & faucet, interlock patios, gas BBQ hook-up

- Air Conditioner (2003)
- Furnace (2009)
- Garage Door (2009)
- Roof (2008) with 30 year warranty
- Windows (2009 & 2014)
- Driveway (2005)
- Hardwood floor (2005)
- Hardwood stairs (2011)