

**SCHIAVONE
DIAMOND**

ROYAL LePAGE
Royal LePage Real Estate
Services Ltd., Brokerage



School Information

Public

Falgarwood Elementary (JK - Gr 8)
1385 Gainsborough Drive
905-845-7478

Munn's Elementary (Fr. Imm. Gr 1 - 8)
1511 Sixth Line
905-844-9461

Iroquois Ridge Secondary (Gr 9 - 12) (Fr. Imm.)
1123 Glenashton Drive
905-845-0012

Catholic

Holy Family Elementary (JK - Gr 8)
1420 Grosvenor Street
905-845-6987

St. Marguerite d'Youville Elementary (Fr. Imm. G 1 - 8)
1359 Bayshire Drive
905-849-7772

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

For more information & pictures visit:
SchiavoneDiamond.com



Bill Schiavone

Broker

Tel 905.338.3737

Cell 416.999.6084

Fax. 905.338.7452

Bill@SchiavoneDiamond.com



Jo-Anne Copeland

Sales Representative

Tel 905.338.3737

Cell 905.301.6677

Fax. 905.338.7452

Jo-Anne@SchiavoneDiamond.com

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Welcome to...
1284 Falgarwood Drive





Main Level

Entry

Double doors with decorative inserts and matching transom window, mirrored double door coat closet, hardwood stairs with iron pickets and broadloom runner, pendant light fixture

Living Room 11.11 x 19.3

Hardwood floor, large window with custom blinds and valance

Dining Room 10.7 x 12.11

Hardwood floor, 6-light chandelier, window with custom blinds and valance and side yard view

Kitchen 10.3 x 15.8

Renovated kitchen with tumbled marble tile floor, white cabinetry with crown moulding and valance, granite counters, undermounted double stainless steel sink, chrome faucet with soap dispenser, glass mosaic tile backsplash, under-cabinet lighting, Maytag fridge, smooth-top stove and built-in over-the-range microwave, Beaumark built-in dishwasher, chef desk, pot lights, Garden door with built-in blinds leads to rear deck, window with blinds & custom valance and rear yard view

Master Bedroom 10.2 x 14.7

Hardwood floor, His & Hers closets, ceiling fan, window with custom blind and valance

2nd Bedroom 10.2 x 12.11

Hardwood floor, closet, window with custom blind and front yard view

3rd Bedroom 9.4 x 12

Hardwood floor, closet, ceiling fan, window with custom blind and front yard view

5pc Bath

Renovated bath with heated ceramic tile floor, white vanity with cultured marble counter and double sinks, chrome faucets, Jacuzzi tub with ceramic tile surround, Toto toilet, linen cabinet, pot lights, pebbled glass window with silhouette blind and rear yard view

Basement Level

Family Room 12 x 18.8

French door entry, broadloom, wood-burning fireplace with brick surround, above-grade window with wide-slat blinds and front yard view

4th Bedroom or Office 9.1 x 9.4

French door entry, Berber broadloom, closet, above-grade window with wide-slat blinds and side yard view

4pc Bath

Ceramic tile floor, pedestal sink, tub/shower combination, display shelving

Laundry Room 11.1 x 15.10

French door entry, ceramic tile floor, Kenmore front loading washer and dryer, laundry sink with faucet, storage cabinetry with laminate folding counter

Exterior & Additional Features

- Double car garage, double asphalt driveway, brick, stone & stucco exterior, great curb-appeal with garden beds and mature trees
- Fully fenced, large backyard with mature trees and shrubs, large 2-tier wood deck, hot tub (new motor 3 yrs ago, hydro inspected), garden shed, soffit lighting
- Roof replaced October 2016 with seamless eaves and soffit lighting
- Separate entrance from driveway/garage to basement