

**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 2 - 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 Emementar (Fr. Imm. Gr 5 - 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



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Welcome to...
1131 Falgarwood Drive





Main Level

Entry

Bleached oak hardwood floor, single door entry, double door coat closet, crown moulding, pot lights

Living Room 11'10 x 17'10

Broadloom, gas fireplace with field stone surround & hearth, crown moulding, large bay window with blinds and front yard view

Dining Room 9'9 x 11'0

Broadloom, crown moulding, drum light chandelier, window with blinds and rear yard view

Kitchen 21'4 x 13'6

Updated kitchen with extension, bleached oak hardwood floor, white cabinets, Fountainhead countertops, centre island with breakfast bar, pantry cabinets, appliance garage, microwave shelf, stainless steel sink with built-in dish drainer, brushed stainless pull-out faucet, wet bar with stainless steel bar sink and brushed stainless pull-out faucet, cabinet valance trim, under-cabinet lighting, display shelving, ceramic tile backsplash, KitchenAid fridge, Jenn-Air smooth-top cooktop, Whirlpool built-in wall oven, Maytag built-in dishwasher, storage closet with built-ins, pot lights, ceiling fan, 2 sets of double sliding glass patio doors to rear deck, 2 large picture windows overlooking deck and pool, all with custom blinds, door to rear yard

Master Bedroom 13'10 x 10'10

Broadloom, 2 double door closets, 2 windows with custom blinds and rear yard view

3pc Ensuite Bath

Vinyl floor, vanity with Corian counter, brushed stainless steel faucet, super stall shower, storage cabinetry, pot light, pebbled glass window

2nd Bedroom 10'3 x 8'6

Broadloom, double door closet, window with blinds and front yard view

3rd Bedroom 11'11 x 8'10

Broadloom, double door closet, window with blinds and front yard view

4pc Main Bath

Vinyl floor, cream vanity with cultured marble counter, Toto toilet, tub/shower combination with chrome hand held shower head, medicine cabinet, pot light, Solatube for natural light

Basement Level

Recreation Room

Berber broadloom, gas fireplace with brick surround and wood mantle, double door closet, 2 windows with shades

4pc Bath

Ceramic tile floor, white vanity with cultured marble counter, brushed stainless steel faucet, storage closet, jetted bathtub with ceramic tile surround, Hollywood lighting

Laundry Room/Storage Room

Spacious with lots of storage room, Maytag washer & dryer, laundry sink with faucet

Exterior & Additional Features

Double car garage and double drive, fully landscaped with beautiful perennial flowers, shrubs and mature trees, concrete walkway and porch

Fully fenced large back yard with in-ground pool, wood deck (2010), interlock stone patio and pool surround, raised garden beds, pond with rock feature, 2 sheds, beautifully landscaped with many perennials and shrubs

- New furnace (2005), A/C (2012) & Water Heater (2012)
- Roof and soffits (2014)
- Newer windows (2014) and sliding doors (2011)
- CVAC (2011)
- Winter cover for pool (2012), pool pump (2013), pool heater (2016)
- Lot Size: 79' x 110'
- 2017 Taxes: \$5,118