

# SCHIAVONE DIAMOND



## School Information

### Public

**New Central Elementary (JK – Gr 6)**  
133 Balsam Drive | 905-844-3081

**Maple Grove Elementary (Gr 7 – 8)**  
288 Maple Grove Drive | 905-844-9322

**E.J. James Elementary (Fr. Imm. Gr 2 – 8)**  
338 Cairncroft Road | 905-845-2015

**Oakville Trafalgar Secondary (Gr 9 – 12) (Fr. Imm.)**  
1460 Devon Road | 905-845-2875

### Catholic

**St. Vincent Elementary (JK – Gr 8)**  
1280 Braeside Drive | 905-849-0777

**St. Nicholas 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

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



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# SCHIAVONE DIAMOND



Welcome to...  
**312 Dalewood Drive**



ALL information contained herein has been supplied by the Seller to the best of their 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 window, hardwood floor, double door coat closet, crown moulding, pot lights, hardwood stairs with white balusters and risers and broadloom runner, coach-style pendant in stairwell

### Living Room 22'11 x 13'4

Formal living room with hardwood floor, wood-burning fireplace with white mantel, crown moulding, 2 windows with front and rear yard views

### Dining Room 14'11 x 11'11

Formal dining room with hardwood floor, wainscoting, brass chandelier with ceiling medallion, large window with front yard view, pocket door entry to kitchen

### Kitchen 10'7 x 10'6

Laminate floor, white cabinets, under-cabinet lighting, granite counters, breakfast bar, tile backsplash, double stainless steel sink with chrome pull-out faucet, Amana gas cooktop, Amana stainless steel built-in oven, KitchenAid stainless steel fridge, KitchenAid stainless steel built-in dishwasher, stainless steel built-in above-the-range microwave, sink window with rear yard view

### Breakfast 10'7 x 7'8

Laminate floor, built-in china cabinetry, bay window with window seat and rear yard view

### Family Room 22'11 x 13'3

Large family room with parquet hardwood floor, gas fireplace with natural stone surround and wood mantle, built-in bookshelves and desk, crown moulding, pot lights, large window with front yard view, sliding glass doors to rear patio

### Mudroom

French door entry from rear patio, coat closet

### 2pc Bath

Laminate floor, pedestal sink, chrome faucet, framed mirror, window with rear yard view

## Bedroom Level

### Primary Bedroom 17'10 x 11'6

Hardwood floor, His & Hers double door closets, crown moulding, 2 windows overlooking front yard

### 5pc Ensuite Bath

Tile floor, wood vanity with quartz counter and double undermounted Kohler sinks, chrome faucets and fixtures, bevelled edge mirror, deep soaker tub with tile surround, glass shower with rainfall shower head and tile surround, Kohler toilet, pot lights, window overlooking rear yard

### 2nd Bedroom 13'8 x 11'10

Hardwood floor, double door closet, crown moulding, window overlooking front yard

### 3rd Bedroom 13'7 x 11'6

Broadloom, double door closet, window overlooking rear yard

### 4th Bedroom 12'6 x 11'5

Broadloom, closet, window overlooking rear yard

### 4pc Bath

Tile floor, wood vanity, corian counter, brass faucets and fixtures, tub/shower combination with tile surround, crown moulding, pot lights, window overlooking rear yard

## Basement Level

### Recreation Room 22'2 x 12'3

Vinyl floor, gas fireplace, built-in wood shelving, separate sitting area

### Den 19' x 11'1

Broadloom, pot lights, entry to cold storage

### Laundry Room 15'9 x 9'10

Laminate floor, stainless steel laundry sink with faucet, upper cabinets, Maytag washer & dryer, closet, entry to utility room and workshop/storage area

## Exterior & Additional Features

- Beautiful corner lot surrounded by mature trees, great curb appeal with brick exterior, complimentary siding and window shutters, detached double car garage, parking for 5 cars in driveway
- Large yard with bracketing gardens filled with beautiful perennials and large mature trees, interlock stone patio with a courtyard feel
- Located in the centre of Oakville's best school district

**Lot Size: 100' x 160.05'**

**2021 Taxes: \$10,700**

