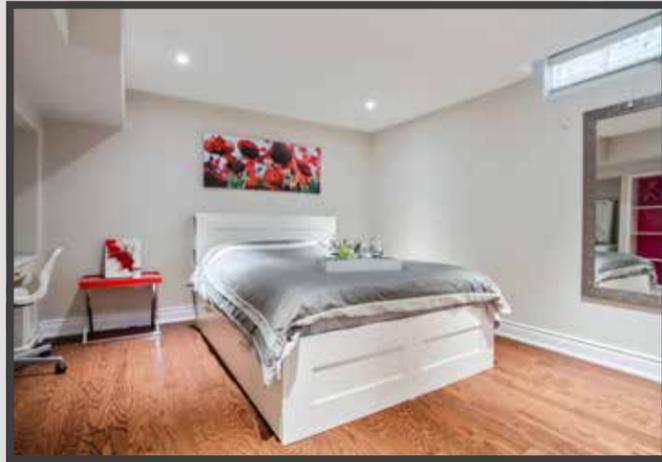


SCHIAVONE DIAMOND

ROYAL LePAGE
Royal LePage Real Estate Services Ltd., Brokerage



School Information

Public

River Oaks Elementary (JK - Gr 8)
2173 Munn's Avenue. 905-842-7430

Sunningdale Elementary (Fr. Imm. Gr 2 - 8)
1434 Oxford Avenue 905-844-9941

White Oaks Secondary (Gr 9 - 12) (Fr. Imm.)
1330 Montclair Drive 905-845-5200

Catholic

Our Lady of Peace Elementary (JK - Gr 8)
(Fr. Imm Gr 5 - 8)
391 River Glen Boulevard 905-257-2791

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...
385 Ambleside Drive





Main Level

Entry

Double door entry with decorative window inserts open to second level, hardwood floor, coat closet, custom hardwood staircase with wrought iron pickets, wrought iron orb light fixtures, crown moulding, pot lights

Living Room 13'1 x 12'0

Hardwood floor, crown moulding, pot lights, 2 windows with drapes & rods and custom shades

Dining Room 11'11 x 10'10

Hardwood floor, crown moulding, pot lights, 3 drum light fixture, window with drapes & rod and custom shade

Kitchen 11'11 x 11'10

Hardwood floor, white cabinets, under-cabinet lighting, granite counters, mosaic tile backsplash, double undermounted stainless steel sink with pull-down brushed stainless steel faucet, breakfast bar, wine storage, stainless steel fridge, slide-in smooth-top stove, built-in microwave and built-in dishwasher, pot lights, window with wide-slat blind, walk-out to rear patio

Family Room 20'1 x 11'11

Hardwood floor, gas fireplace with custom stone surround, crown moulding, pot lights, window with custom shade

2pc Bath

Tile floor, dark wood vanity with integrated sink and counter, chrome faucet and fixtures, framed mirror, window with California shutter

Laundry Room/Mud Room 7'5 x 7'0

12x24 tile floor, inside entry from garage, stacked front-loading washer & dryer, crown moulding, pot lights, window with custom shade

Bedroom Level

Primary Bedroom 15'3 x 12'0

Hardwood floor, walk-in closet with California Closet organizers, crown moulding, drum light fixture, 2 windows with custom blinds

4pc Ensuite Bath

Tile floor, dark wood vanity with quartz counter, undermounted sink, chrome faucet and fixtures, freestanding tub, glass shower with tile surround, rainfall showerhead and shampoo shelf, mosaic tile wall detail, pot lights, window with California shutters

2nd Bedroom 12'1 x 9'0

Hardwood floor, closet with California Closets organizers, crown moulding, window with wide-slat blinds

3rd Bedroom 12'1 x 9'0

Hardwood floor, closet with California Closets organizers, crown moulding, window with wide-slat blinds

4th Bedroom 19'5 x 8'11

Hardwood floor, closet with California Closets organizers, crown moulding, 2 windows with wide-slat blinds

4pc Bath

12x24 tile floor, dark wood vanity with quartz counter, undermounted sink, chrome faucet and fixtures, framed mirror, tub/shower combination with tile surround, window with California shutter

Lower Level

Recreation Room 25'3 x 21'3

Hardwood floor, pot lights, under-stair storage

5th Bedroom 12'0 x 11'5

Hardwood floor, double door closet, built-in bookcase, pot lights

3pc Bath

Heated tile floor, dark wood vanity with quartz counter, undermounted sink, chrome faucet and fixtures, large glass steam shower with tile surround, rainfall shower head and shampoo shelf

Exterior & Additional Features

Professionally landscaped corner lot, brick exterior, double car garage and double driveway with interlock stone sides and walkway, natural stone covered porch

Fully fenced back yard with 2 interlock stone patios, garden beds with perennials and mature trees, hot tub, custom pergola, irrigation system

- Custom hardwood staircase
- Smooth ceilings and hardwood floors throughout
- Renovated bathrooms
- Large private lot
- Lot Size: 59' x 112'
- 2022 Taxes: \$6,173

