

# SCHIAVONE DIAMOND

**ROYAL LePAGE**  
Royal LePage Real Estate Services Ltd., Brokerage



## School Information

### Public

**Maple Grove Elementary (JK - Gr 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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Welcome to...  
**2140 Elmhurst Avenue**





## Main Level

### Entry

Single door entry with sidelight windows, LVP floor, double door coat closet, crown moulding, pot lights, hardwood stairs with broadloom runner

### Living Room 18'0 x 13'1

LVP floor, wood-burning fireplace with marble surround and white mantle, large bow window with front yard view, crown moulding

### Dining Room 13'1 x 10'10

LVP floor, brass & crystal chandelier, chair rail and crown moulding, window with wide-slat blind and side yard view

### Kitchen 12'0 x 10'3

Vaulted ceiling, LVP floor, antiqued cream cabinets, granite counters, double undermounted stainless steel sink, brushed stainless steel pull-down faucet, tumbled marble tile backsplash, KitchenAid stainless steel fridge, Frigidaire stainless steel 5-burner gas stove, LG stainless steel built-in dishwasher, pot lights, skylight, sink window with rear yard view

### Breakfast 14'3 x 14'11

Vaulted ceiling, LVP floor, antique bronze chandelier, double French door walk-out to rear deck

### Family Room 15'2 x 13'6

Vaulted ceiling, gas fireplace with natural stone surround and wood mantle, pendant light, skylight, double French door walk-out to rear deck

### 2pc Bath

Tile floor, pedestal sink, chrome faucet & fixtures, framed mirror

### Laundry/Mud Room 7'11 x 7'1

Inside entry from garage and side yard, stacked Whirlpool washer & dryer, laundry sink & faucet, upper cabinetry, window with wide-slat blind and side yard view

## Bedroom Level

### Primary Bedroom 20'1 x 18'0

Broadloom, walk-in closet with custom built-ins, electric fireplace, crown moulding, ceiling fan, bay window with wide-slat blinds overlooking side yard, 2 dormer windows with wide-slat blinds overlooking front yard

### 4pc Ensuite Bath

Tile floor, pedestal sink with chrome faucet, corner jetted bathtub with tile surround, separate glass shower with tile surround, pot lights, dormer window with wide-slat blinds overlooking front yard

### 2nd Bedroom 16'2 x 12'10

Broadloom, double door closet with custom built-ins, crown moulding, 2 dormer windows with wide-slat blinds overlooking front yard

### 3rd Bedroom 18'0 x 9'9

Broadloom, closet with custom built-ins, window with wide-slat blinds overlooking rear yard

### 4th Bedroom 11'11 x 10'0

Broadloom, closet with custom built-ins, window with wide-slat blinds overlooking rear yard

### 4pc Bath

Tile floor, vanity with coordinating framed mirror, granite counter and under mounted sink, brushed stainless steel faucet, tub/shower combination with tile surround, pot lights, pebbled glass window overlooking side yard

## Basement

### Recreation Room 37'1 x 36'0

Berber broadloom, gas fireplace with natural stone surround and wood mantle, crown moulding, wired for surround sound, pot lights

### Den/5th Bedroom 13'3 x 9'11

Berber broadloom, pot lights

### Cold Room

### Storage Room

### Utility/Storage Room

## Exterior & Additional Features

Attractive curb appeal with brick and siding exterior, window shutters, interlock walkway and covered front porch, under eaves pot lights, professionally landscaped yard with mature trees, shrubs and perennials, river rock and natural stone accents, landscape lighting, sprinkler system.

Fully fenced back yard with large wood deck, in-ground saltwater pool with concrete skirting, built-in hot tub with wood canopy, separate cabana with power and sit-up bar, interlock stone patios and steps, river rock and natural stone garden accents, professionally landscaped, sprinkler system, garden storage shed

- Beautiful LVP flooring throughout main level
- 2 skylight windows in family room and kitchen allow lots of natural light, plus 2 sets of French doors leading to rear deck
- Quality broadloom on second level
- Large 90' x 150' professionally landscaped lot with inground pool
- 2 car garage with inside entry
- Fantastic location, close to downtown Oakville, Lake Ontario, top-rated schools

**Lot Size: 90' x 150'**

**2023 Taxes: \$9,980**