

# SCHIAVONE DIAMOND



## School Information

### Public

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

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

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

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

### Catholic

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

**St. Thomas Aquinas Secondary**  
(Gr 9 - 12)  
124 Dorval Drive 905-842-9494

**St. Nicholas Elementary**  
(Extended Fr. Gr 5 - 8)  
477 Warminster Drive 905-827-4231

**St. Ignatius of Loyola Secondary**  
(Fr. Immersion Gr 9 - 12)  
1550 Nottinghill Gate 905-847-0595

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



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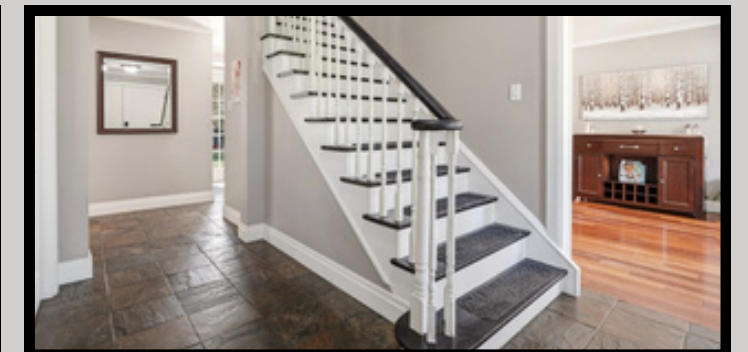
Steve@SchiavoneDiamond.com

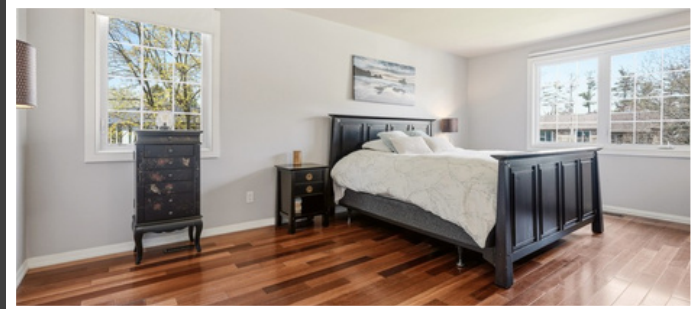
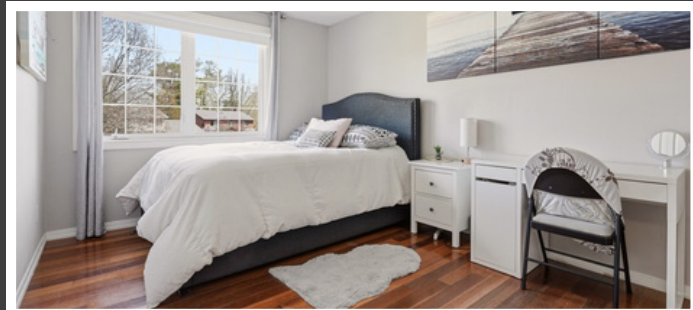
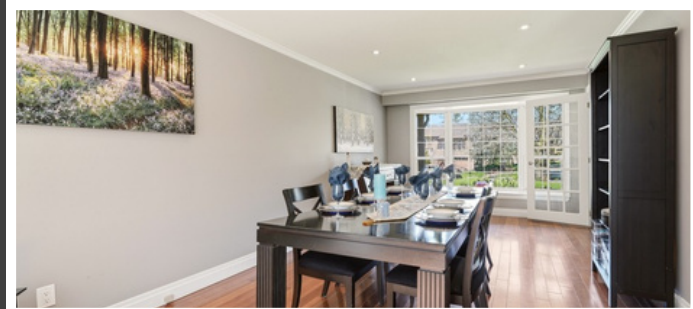
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# SCHIAVONE DIAMOND



Welcome to...  
**1264 Baldwin Drive**





## Main Level

### Foyer 11'6 x 10'2

Double door entry with sidelight windows, slate tile floor, hardwood stairs with white risers & balusters, double door coat closet, crown moulding

### Dining Room 23'4 x 11'2

Hardwood floor, French doors to kitchen, crown moulding, pot lights, bay window with front yard view, window with rear yard view

### Kitchen 16'2 x 11'2

Renovated kitchen with slate tile floor, custom white cabinets, glass front cabinets with lighting, granite counters, undermounted single stainless steel sink, brushed stainless steel pull-out faucet, under cabinet lighting, marble tile backsplash, island with breakfast bar seating, granite counter and second undermounted sink with brushed stainless steel faucet and Bosch stainless steel built-in dishwasher, Wolf stainless steel 6-burner gas stove, KitchenAid stainless steel built-in microwave KitchenAid stainless steel built-in dishwasher, KitchenAid stainless steel fridge, KitchenAid stainless steel bar fridge, crown moulding, pot lights, 2 sink windows with rear yard views, gas fireplace with painted brick surround and built-in bookshelves, 3 pendant lights above island, inside entry from garage

### Office 12'2 x 11'6

Hardwood floor, crown moulding, ceiling medallion, chandelier, bay window with front yard view

### 2pc Bath

Slate tile floor, white casement-style vanity with marble counter and undermounted sink, brushed stainless steel faucet, framed mirror, crown moulding, window with rear yard view

### Living Room 26'0 x 19'6

Vaulted ceiling, slate tile floor, pot lights, 2 skylights, 2 windows with side yard view, 2 Palladian windows with rear yard view, double garden doors to rear patio

### 2<sup>nd</sup> Bedroom 14'5 x 9'8

Hardwood floor, closet, ceiling fan, window overlooking front yard

### 3<sup>rd</sup> Bedroom 10'11 x 10'4

Hardwood floor, closet, ceiling fan, window overlooking front yard

### 4<sup>th</sup> Bedroom 13'0 x 10'4

Hardwood floor, closet, ceiling fan, window overlooking rear yard

### 5pc Bath

Tile floor, white casement-style vanity with marble counter and double undermounted sinks, brushed stainless steel faucets, framed mirrors, tub/shower combination with tile surround

## Basement

### Recreation Room 33'1 x 22'3

Laminate floor, gas fireplace with brick surround, crown moulding, pot lights

### 5<sup>th</sup> Bedroom 11'1 x 10'11

Laminate floor

### 4pc Ensuite

Tile floor, white casement-style vanity with marble counter and undermounted sink, brushed stainless steel faucet, framed mirror, tub/shower combination

### Laundry Room 10'11 x 7'9

Tile floor, laundry sink and faucet, Maytag front-loading washer and Electrolux front-loading dryer on pedestals

### Utility/Storage 19'9 x 13'0

### Cold Room/Cantina 34'3 x 5'4

## Exterior & Additional Features

Classic exterior with covered front porch, vinyl siding over brick, 2 car garage, double driveway fits 4 cars, interlock stone walkway, landscaped with garden beds with perennials and mature trees, landscape lighting

Large backyard with interlock stone patio, in-ground pool with wood decking and wrought iron safety fence, 2 garden storage sheds, 'She-shed' has double garden doors, 2 windows, laminate flooring, ceiling fan and power, landscaped with garden beds, perennials and mature trees

- Desirable Oakville family-friendly neighbourhood
- Close to shopping, restaurants and top-rated schools
- Large lot 62.38' x 180.29' x 81.21' x 171.62'
- Spacious living room addition in 2005 with skylights and walk-out to back yard
- Kitchen renovated in 2016 with custom cabinets and counters
- Main floor office/study

**Lot Size:** 62.38' x 180.29'

**2025 Taxes:** \$12,423

## Second Level

### Primary Bedroom 19'0 x 11'10

Hardwood floor, walk-in closet, 2 wall sconces, 2 windows overlooking front and side yards

### 3pc Bath

Dark wood casement-style vanity with granite counter and undermounted sink, brushed stainless steel faucet and fixtures, framed mirror, glass shower with rainfall shower head and bench seat, window with blind overlooking rear yard