

**SCHIAVONE
DIAMOND**

ROYAL LePAGE
Royal LePage Real Estate
Services Ltd., Brokerage



School Information

Public

Emily Carr Elementary (JK - Gr 8)
2255 Pine Glen Road, 905-827-3928

Forest Trail Elementary (Fr. Imm. Gr 1 - 8)
1406 Pine Glen Road, 905-469-0341

Garth Webb Secondary (Gr. 9 - 11)
2820 Westoak Trails Boulevard, 905-847-6875

White Oaks Secondary (Gr 12)
1055 McCraney Street East, 905-845-5200

T.A. Blakelock Secondary (Fr. Imm. Gr 9 - 12)
1160 Rebecca Street, 905-827-1158

Catholic

St. Joan of Arc Elementary (JK - Gr 8)
2912 Westoak Trails Boulevard, 905-847-3581

St. Bernadette Elementary (Fr. Imm. Gr 5 - 8)
1201 Heritage Way, 905-827-7235

St. Ignatius of Loyola Secondary (Gr 9 - 12) (Fr. Imm.)
1550 Nottingham Gate, 905-847-0595

For more information & pictures visit:
SchiavoneDiamond.com



Bill Schiavone
Broker

Tel. 905.338.6550
Cell 416.999.6084
Fax. 905.338.7452
Bill@SchiavoneDiamond.com



Steve Diamond
Sales Representative

Tel. 905.338.6550
Cell 416.566.9496
Fax. 905.338.7452
Steve@SchiavoneDiamond.com

ALL information contained herein has been supplied by the Seller to the best of his knowledge and while deemed accurate is NOT guaranteed by Royal LePage Real Estate Services Ltd., Brokerage. ALL measurements are approximate.

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Welcome to...
2212 Rosemount Crescent
\$895,000





Main Level

Entrance

French door entry, 2 coat closets, semi-circular stairs with broadloom, oak handrail and white pickets, decorative columns, pot lights

Living Room/Dining Room Combination 26'0 x 12'0

Maple hardwood floor, open to second level, oiled bronze chandelier, 2 sconce lights, large windows with drapes and rods and front yard view, tall window with drapes and rod and side yard view

Kitchen 19'9 x 15'2

Maple hardwood floor, maple cabinets with upper valance and lighting, some glass front cabinets, brushed stainless hardware, microwave shelf, chef desk and serving area, laminate counters, ceramic tile backsplash, pantry, stainless steel Kenmore fridge, stainless steel Kenmore smooth-top stove, built-in stainless steel Kenmore dishwasher, double stainless steel sink with chrome pull-out faucet, 2 oiled bronze semi-flush light fixtures, window over sink with valance and side yard view, picture window with valance and rear yard view

Great Room 20'0 x 12'7

Sunken great room with broadloom, gas fireplace with granite surround and maple wood mantle, sliding patio doors with side windows and drapes & rod to rear deck

Den 15'0 x 11'5

Broadloom, French door entry, corner windows with wooden wide-slat blinds, drapes and rods and rear yard views

2pc Bath

Maple hardwood floor, maple vanity, laminate counter

Laundry Room

Ceramic tile floor, laundry tub with faucet and ceramic tile backsplash, front loading Kenmore washer and dryer, window with sheers and side yard view

Bedroom Level

Master Bedroom 17'10 x 20'0

Broadloom, spacious walk-in closet, 3 windows with custom roman blinds overlooking front yard

5pc Ensuite Bath

Ceramic tile floor, maple vanity with double sinks, laminate counter, 4-light fixture, deep soaker tub with ceramic tile surround, separate shower with glass door and ceramic tile surround, window with wooden wide-slat blinds overlooking side yard

2nd Bedroom 14'6 x 12'4

Broadloom, walk-in closet, corner windows overlooking rear yard, ensuite privileges

3rd Bedroom 15'7 x 12'7

Broadloom, double door walk-in closet, 2 windows with custom roman blinds overlooking rear yard

4th Bedroom 12'0 x 14'4

Broadloom, walk-in closet, window with drapes and rod overlooking rear yard

4pc Bath

Ceramic tile floor, maple vanity with laminate counter, tub/shower combination with ceramic tile surround

Basement

- Finished recreation room (18'0 x 22'3) with broadloom and track lighting
- Unfinished area (19'4 x 38') - perfect for potential games/theatre room plus a separate area (12'6 x 9'9) - perfect for storage room

Exterior & Additional Features

Additional Features

- 9 foot ceilings on main level
- 2nd level mezzanine overlooking living and dining room
- Main floor laundry room, inside entry from garage
- Alarm system
- Double door linen closet
- Cold cellar in basement

Exterior Features

- Front porch with iron railing
- Double driveway with room for 4 cars
- Double car garage with high ceiling and room for storage loft
- Fully fenced rear yard with large deck and bracketing gardens with mature trees