

SCHIAVONE  
DIAMOND

ROYAL LePAGE  
Royal LePage Real Estate  
Services Ltd., Brokerage



## School Information

### Public

**River Oaks Elementary (JK - Gr 8)**  
2173 Munns Avenue  
905-842-7430

**Sunningdale Elementary (Fr. Imm. Gr 1 - 8)**  
1434 Oxford Avenue  
905-844-9941

**White Oaks Secondary (Gr 9 - 12) (Fr. Imm.) (ESL) (Vocational)**  
1055 McCraney Street East  
905-845-5200

### Catholic

**St. John Elementary (JK - Gr 8)**  
1480 Mansfield Drive  
905-844-3111

**St. Matthew Elementary (Fr. Imm. Gr 5 - 8)**  
1050 Nottinghill Gate  
905-847-0088

**Holy Trinity Secondary (Gr 9 - 12) (Fr. Imm.)**  
2420 6th Line  
905-257-3534

PROOF

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



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Welcome to...  
**2385 Valley Heights Crescent**





## Main Level

### Entry

Single door entry with 2 sidelight windows, open to 2nd storey, ceramic tile floor, double door coat closet, broadloom on stairs with wood handrail & pickets

### Dining Room

Hardwood floor, coffered ceiling, open to living room and kitchen, pot lights, ceiling medallion, 2 windows with shutters and side yard views

### Kitchen

Porcelain tile floor, tumbled marble backsplash, maple cabinets with some glass fronts & microwave shelf, centre island with attached dining table, pantry cabinets, valance trim moulding, crown moulding, pot lights, fridge, stove, built-in dishwasher, sliding glass patio doors to rear patio

### Family Room

Hardwood floor, gas fireplace with decorative mantle, crown moulding, pot lights, 2 windows with shutters and rear yard views

### 2pc Bath

Porcelain tile floor, maple vanity with laminate countertop, window with shutters

## Bedroom Level

### Master Bedroom

Broadloom, cathedral ceiling, walk-in closet with custom closet organizers, Palladian window with shutters overlooking front yard, walk-out to landing overlooking front entrance

### 4pc Ensuite Bath

Ceramic tile floor, white vanity with laminate counter, chrome faucet and fixtures, corner soaker tub with ceramic tile surround, separate shower with ceramic tile surround, window with shutters

### 2nd Bedroom

Broadloom, walk-in closet with custom closet organizers, window with shutters overlooking rear yard

### 3rd Bedroom

Broadloom, closet, window with shutters overlooking rear yard

### 4th Bedroom

Broadloom, closet with custom closet organizer, window with shutters overlooking side yard

### Laundry

Convenient 2nd floor laundry with ceramic tile floor and wire shelving

### 4pc Bath

New (2 yrs) ceramic tile floor, wood vanity with laminate counter, chrome faucet and fixtures, tub/shower combination with ceramic tile surround, window with shutters

## Basement

### Recreation Room

Berber broadloom, fully finished with pot lights, built-in bookcase

## Exterior Features

- Double drive, paved with stone border
- Double car garage
- Rear tumbled stone patio, bracketing gardens