

**SCHIAVONE
DIAMOND**

ROYAL LePAGE
Royal LePage Real Estate
Services Ltd., Brokerage



School Information

Catholic

St. Basil Elementary
(K1 - Gr 8) 905-624-4529

Divine Mercy
(Fr. Imm. Gr 1 - 4) 905-812-5445

St. Elizabeth Seton
(Fr. Imm. Gr 1 - 4) -905-821-2277

St. Gertrude
(Fr. Imm. Gr 1 - 7) 905-568-7660

Public

Janet McDougald Elementary
(JK - Gr 5) 905-278-2477

Glenhaven Senior
(Gr 6 - 8) 905-625-5250

Burnhamthorpe Elementary
(Fr. Imm. Gr 1 - 5) 905-625-0140

Tomken Road Middle
(Fr. Imm. Gr 6 - 8) 905-277-0321

Glenforest Secondary
(Gr 9 - 12) 905-625-7731

Applewood Heights Secondary
(Fr. Imm. Gr 9 - 12) 905-279-6090

For more information & pictures visit:
SchiavoneDiamond.com



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Welcome to...
1563 Bryce Road





Main Level

Entry

Single door entry with sidelight window, 12x24 tile floor, coat closet, crown moulding, dark-stained hardwood stairs with white pickets & risers, pot lights

Living Room 14'9 x 10'7

Dark-stained hardwood floors, crown moulding, large window with sheers & valance and front yard view

Dining Room 11'3 x 9'11

Dark-stained hardwood floors, crown moulding, Tiffany-style chandelier, pass-thru to kitchen, large window with sheers & valance and rear yard view

Kitchen 10'2 x 14'0

Renovated in 2010, 12x24 tile floor, espresso cabinets, breakfast bar, stainless/steel bar hardware, under-cabinet lighting, Caesarstone countertop with undermounted stainless steel sink, chrome pull-out faucet, marble tile backsplash, GE Profile stainless steel fridge, built-in dishwasher and slide-in smooth-top range, pot lights, 2 windows with shutters and rear yard view, sliding patio doors with shutters to rear deck

Family Room 10'6 x 17'0

Dark-stained hardwood floor, wood-burning fireplace with black granite hearth, pot lights, crown moulding, window with shutters and rear yard view

2pc Bath

12x24 tile floor, pedestal sink, chrome faucet

Laundry Room/Mudroom

Renovated in 2010, 12x24 tile floor, built-in cabinets and closet, inside entry from garage, folding counter, laundry sink with faucet, Kenmore front loading stacked washer and dryer

Bedroom Level

Master Bedroom 18'1 x 10'8

Dark-stained hardwood floor, walk-in closet with organizers, ceiling fan, 2 windows with shutters overlooking front yard

3pc Ensuite Bath

Renovated bath with 12x24 tile floor, ebony vanity with integrated sink and counter, chrome faucet and fixtures, dual flush toilet, large glass shower with 12x24 tile surround and bench seat, storage cabinet, window overlooking rear yard

2nd Bedroom 11'1 x 10'0

Dark-stained hardwood floor, closet, window with shutters overlooking rear yard

3rd Bedroom 11'10 x 8'11

Dark-stained hardwood floor, closet, ceiling fan, 2 windows with shutters overlooking front yard

4th Bedroom 10'9 x 7'8

Dark-stained hardwood floor, closet, window with shutters overlooking front yard

4pc Bath

Renovated bath with 12x24 tile floor, espresso vanity with integrated sink and counter, chrome faucet and fixtures, medicine cabinet, dual flush toilet, tub/shower combination with tile surround and glass door, window overlooking rear yard

Basement

- Finished basement with 2nd kitchen including cabinets, tile counters, fridge, stove and sink with faucet
- 5th bedroom with broadloom and full 4pc bath
- Storage closets
- Utility room with storage
- Large cold cellar

Exterior & Additional Features

- Brick exterior with double car garage and interlock stone walkway to front porch
- Fully fenced back yard with large wood deck, pergola, garden bed and gas BBQ hookup, landscaped in 2013
- Roof replaced 2011
- Windows replaced throughout, as well as new front door and patio doors
- Furnace replaced 2002 - AC replaced 2015