

**SCHIAVONE  
DIAMOND**

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



## School Information

### Public

**Montclair Elementary (JK - Gr 8)**  
1285 Montclair Drive  
905-845-9590

**Sunningdale Elementary (Fr. Imm. Gr 2 - 8)**  
1434 Oxford Avenue  
905-844-9941

**White Oaks Secondary (Gr 9 - 12) (Fr. Imm.)**  
1330 Montclair Drive  
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

**St. Mary Elementary (Gr. 1 Early Fr. Imm. Gr 1 - 8)**  
2175 Colonel William Parkway  
905-469-0038

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

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



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Welcome to...  
**1220 Richards Crescent**







## Ground Level

### Entry

Single door entry with sidelight window, tile floor, coat closet, wainscoting, 2 sconce lights, parquet floor in hallway, hardwood stairs with white pickets and risers

### Family Room 13'8 x 9'6

Parquet hardwood floor, closet, 2 French doors with side windows walk-out to back patio

### 2pc Bath

Broadloom, wood vanity with cultured marble sink/counter, brass faucet & fixtures, window

## Main Level

### Living Room 18'10 x 13'10

Oak strip hardwood floor, bay window with front yard view

### Dining Room 12'0 x 10'0

Oak strip hardwood floor, chandelier, window with rear yard view

### Kitchen 12'0 x 10'0

Updated kitchen with hardwood floor, maple cabinets with appliance garage, upper valance trim and under cabinet lighting, granite counters, ceramic tile backsplash, Whirlpool smooth-top stove, above-the-range GE microwave, Kenmore built-in dishwasher, Kenmore fridge, ceiling fan, window overlooking rear yard

## Bedroom Level

### Master Bedroom 13'10 x 10'6

Strip oak hardwood floor, double door closet, window overlooking rear yard

### 2nd Bedroom 13'8 x 9'0

Strip oak hardwood floor, double door closet, window overlooking front yard

### 3rd Bedroom 10'3 x 8'6

Oak strip hardwood floor, double door closet, window overlooking front yard

### 4pc Bath

Vinyl floor, white vanity with laminate counter, chrome faucet, tub/shower combination with tile surround, window

## Basement

### Recreation Room 18'2 x 13'0

Parquet hardwood floor, wood-burning fireplace with brick surround and wood mantle, above-grade window with front yard view

### Laundry Room

Laundry sink & faucet, washer & dryer, 2 above-grade windows, large workshop or storage area

## Exterior & Additional Features

Located on a quiet street, backing onto ravine, brick exterior, single car garage, single drive, interlock stone front walkway, covered front porch

Backing onto true ravine overlooking Sixteen Mile Creek, interlock stone patio, large mature trees, raised garden bed

- One owner home
- Well-maintained with updated kitchen
- New front door
- Central Vacuum
- Close to shopping, schools, Sheridan College, public transit and major highways
- Lot Size: 50' x 104.37'
- 2017 Taxes: \$3,883