

**SCHIAVONE
DIAMOND**

ROYAL LePAGE
Royal LePage Real Estate
Services Ltd., Brokerage



School Information

Catholic

St. Mary Elementary (JK - Gr 8) (Fr. Imm. Gr 1 - 3)
2175 Colonel William Parkway
905-469-0038

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

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

Public

Palermo Elementary (JK - Gr 8) (Fr. Imm)
2561 Valleyridge Drive
905-469-1138

Garth Webb Secondary (Gr 9 - 12) (Fr. Imm.)
2820 Westoak Trails Boulevard
905-847-6875

For more information & pictures visit:
SchiavoneDiamond.com



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Welcome to...
#15-3353 Liptay Avenue





Main Level

Entry

Single door entry with transom & sidelight window with shutters, tile floor, crown moulding, hurricane lantern, coat closet, dark-stained oak hardwood stairs & handrail with iron pickets

Dining Room 11'10 x 10'5

Hardwood floor, decorative columns, coffered ceiling with crown moulding, chair rail, drum light fixture with crystals

Kitchen 11'1 x 10'11

Hardwood floor, dark-stained maple cabinets with upper valance trim, under cabinet lighting, microwave shelf, granite countertop, breakfast bar, double undermounted stainless steel sink with chrome pull-out faucet, glass tile backsplash, stainless steel GE Profile fridge, gas stove and built-in dishwasher, stainless steel range hood pot lights

Great Room 21'1 x 12'9

Vaulted ceiling to 2nd level, hardwood floor, double sided gas fireplace with limestone mantle, pot lights, palladian window with shutters and rear yard view, sliding glass doors with shutters to rear yard

Master Bedroom 15'10 x 12'0

Hardwood floor, double sided gas fireplace with limestone mantle, large walk-in closet

5pc Ensuite Bath

Tile floor, maple vanity with quartz countertop, 2 undermounted sinks with chrome faucets & fixtures, deep soaker tub with tile surround, separate glass shower with tile surround, dual flush toilet, linen closet

2nd Bedroom 10'9 x 10'0

Hardwood floor, closet, window with shutters and front yard view, ensuite privilege

4pc Bath

Tile floor, maple vanity with quartz countertop, undermounted sink, chrome faucet & fixtures, dual flush toilet, tub/shower combination with tile surround

Laundry Room

Tile floor, inside access from garage, front loading washer & dryer, upper cabinets, laundry sink with faucet

Upper Level

Loft 22'0 x 17'3

Broadloom, overlooks great room, ceiling fan

3rd Bedroom 25'3 x 12'2

Broadloom, walk-in closet, dormer window overlooking rear yard, ensuite privilege

4pc Bath

Tile floor, white vanity, quartz countertop, undermounted sink with chrome faucet & fixtures, dual flush toilet

Basement

Unfinished basement, well-planned space perfect for future large recreation areas, large egress windows

Exterior & Additional Features

- Brick and stone exterior, front sitting porch, tumbled stone landing, soffit lighting
- Rear yard overlooks Bronte Creek greenspace, no backyard neighbours
- 2533 square feet of living space
- Over \$80k spent in upgrades