

SCHIAVONE DIAMOND

ROYAL LEPAGE
Royal LePage Real Estate
Services Ltd., Brokerage



School Information

Public

Falgerwood Elementary (JK - Gr 8)
1385 Gainsborough Drive
905-845-7478

Munn's Elementary (Fr. Imm. Gr 1 - 8)
1511 Sixth Line
905-844-9461

Iroquois Ridge Secondary (Gr 9 - 12) (Fr. Imm.)
1123 Glenashton Drive
905-845-0012

Catholic

Holy Family Elementary (JK - Gr 8)
1420 Grosvenor Street
905-845-6987

St. Marguerite d'Youville Elementary (Fr. Imm. Gr 5 - 8)
1359 Bayshire Drive
905-849-7772

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

For more information & pictures visit:
schiaivonediamond.com



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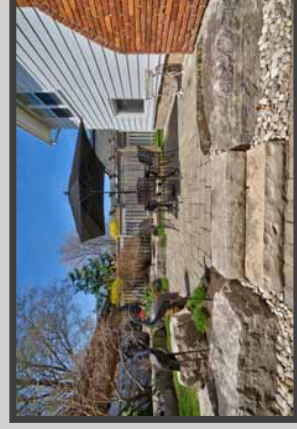
Todd@SchiavoneDiamond.com

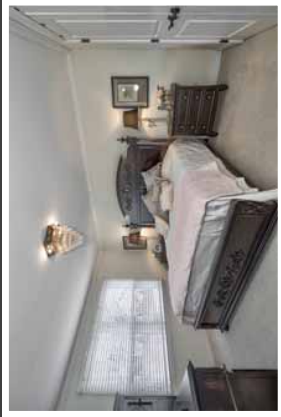
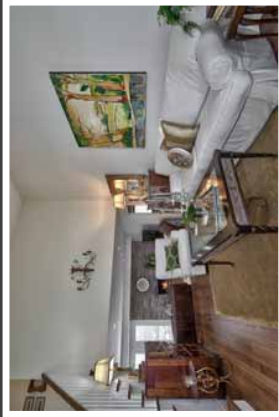
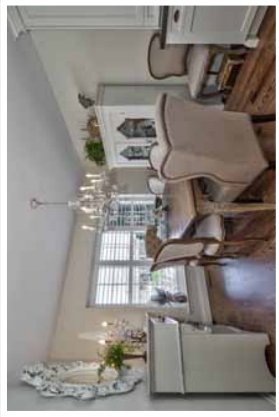
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Welcome to...
1276 Hart Crescent





Main Level

Entry

Single door entry with decorative insert, oak hardwood floor, vintage chandelier, custom double door coat closet, custom stairs (widened to 5) with oak treads and handrail, white risers & pickets

Living Room 124 x 188

Oak hardwood floor, vaulted ceiling, window with shutters and front yard view

Dining Room 10' x 13'7

Oak hardwood floor, vintage chandelier, window with shutters and front yard view

Kitchen 18' x 13'7

Remodelled kitchen with oak hardwood floor, antique white soft-close cabinets with oiled bronze hardware, crown and valance moulding, Caesars stone countertop, island with Cambria quartz countertop and built-in wine storage, glass tile backsplash, double stainless steel Kindred sink, brushed nickel Rubinet faucet, KitchenAid stainless steel gas stove, Maytag stainless steel double door fridge with ice maker, Bosch stainless steel built-in dishwasher, Panasonic stainless steel built-in over-the-range microwave, LED pot lights with dimmer & remote, 2 windows with shutters and side yard views

Family Room 127 x 20'11

Engineered oak hardwood floor, open gas fireplace (2016) with remote and natural stone surround, LED pot lights with dimmer & remote, custom double French doors with inset mini blinds, lead to rear patio

Bedroom 122 x 12'2

Engineered oak hardwood floor, double door closet, window with wide-slat blinds and rear yard view

Laundry Room

Honed marble tile floor, upper cabinets, apron front laundry sink with faucet, custom storage closet, Samsung washer & dryer, custom French door with inset mini blind to side yard

2p.c. Bath

Honed marble tile floor, custom cream vanity with quartz countertop, polished nickel faucet, Kohler sink & toilet, framed mirror, polished nickel coach-style lantern, pebbled glass window with wide-slat blind

Bedroom Level

Master Bedroom 132 x 11'9

Broadloom, large walk-in closet, crown moulding, window with wide-slat blinds overlooking rear yard

2nd Bedroom 9'2 x 9'10

Broadloom, double door closet with built-in organizers, window with wide-slat blinds, drapes & rod overlooking rear yard

3rd Bedroom 11'1 x 13'3

Broadloom, double door closet, window with wide-slat blinds and custom valance overlooking rear yard

4p.c. Bath

Porcelain tile floor, white vanity with integrated double sinks and countertop, chrome faucets & fixtures, separate shower with tile surround, decorative inlaid tile, shampoo shelves and glass doors, bevelled edge mirror, Kohler toilet, pot lights, pebbled glass window with wide-slat blind overlooking rear yard

Basement

Recreation Room 151 x 16'8

Broadloom, pot lights, window with mini blind and side yard view

3p.c. Bath

Porcelain tile floor, glass and wood vanity with glass vessel sink and chrome faucet, separate shower with tile surround and glass door, Kohler toilet

Storage Room (13'1 x 18'2) with shelving

Exterior & Additional Features

Reclaimed brick exterior with tumbled stone walkway, double driveway, double car garage, landscaped with raised garden bed and natural stone bed with perennials and shrubs, custom trellis, stone step walkway, river rock accents, river rock accents, BBQ with natural gas hook-up

- Oak hardwood flooring and crown moulding in upper hallway
- New Lennox furnace (March 2017), heating and cooling (March 2013)
- Garage door opener, new plastic back garage door (April 2017)
- Average garage door opened with 2 repairs
- Attic insulation to R50 (2011), attic knee wall & basement headers R20, styrofoams added to attic
- All interior doors and trim replaced