

Welcome to...

295 Evergreen Crescent



School Information

Public

**Sheridan Elementary (JK – Gr 5)**  
1555 Lancaster Drive 905-845-3925

**Falgarwood Elementary (Gr 6 – 8)**  
1385 Gainsborough Drive 905-845-7478

**Munn's Elementary (Fr. Imm. Gr 2 – 8)**  
1511 Sixth Line 905-844-9461

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

Catholic

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

**Holy Trinity Secondary (Gr 9 – 12) (Ex. French)**  
2420 Sixth Line 905-257-3534

**St. Ignatius of Loyola Secondary (Fr. Imm. Gr 9 – 12)**  
1359 Bayshire Drive 905-849-7772

For more information & pictures visit:

SchiavoneDiamond.com



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## Main Level

### Entry

Single door entry with sidelight window, hardwood floor with tumbled stone tile inlay, crown moulding, double door coat closet

### Living Room/Dining Room 24'4 x 18'0

Berber broadloom, crown moulding, recessed lighting, bay window with front yard view, window with side yard view

### Kitchen 13'0 x 8'4

Tile floor, laminate cabinets, laminate counters, double stainless steel sink with chrome pull/out faucet, LG stainless steel fridge, Bosch stainless steel built-in dishwasher, Kenmore smooth-top stove, Panasonic over-the-range built-in microwave, sink window with rear yard view

### Breakfast Area 13'0 x 9'11

Double French door entry, tile floor, window with side yard view

### 2pc Bath

Tile floor, wood vanity with stone countertop, undermounted sink, brushed stainless steel faucet, framed mirror

### Primary Bedroom 16'4 x 11'4

Laminate floor, double door closet, window with rear yard view

### 2nd Bedroom 12'1 x 12'3

Laminate floor, closet, window with rear yard view

### 3rd Bedroom 15'7 x 9'6

Laminate floor, window with side yard view

### 4pc Bath

Tile floor, wood vanity with stone counter, undermounted sink, brushed stainless steel faucet, framed mirror, tub/shower combination with tile surround, window with side yard view

### Laundry Room 11'9 x 6'11

Vinyl floor, laundry sink with faucet, upper cabinets, LG front loading washer, Kenmore dryer, access to basement stairs and side entrance

## Lower Level

### Entry

Separate side entrance from side yard, hardwood stairs, tile floor, double door coat closet, access to laundry room

### Living Room 17'4 x 12'9

Laminate floor, media/tv niche with built-in cabinets and shelves, track lighting, window

### Dining Room 15'8 x 9'11

Laminate floor, pendant light fixture

### Kitchen 20'3 x 13'1

Tile floor, white cabinets, laminate counter, double stainless steel sink, chrome pull-out faucet, track lighting, window (fridge, stove & built-in dishwasher in basement are owned by tenant)

### Bedroom 23'4 x 15'10

Laminate floor, 2 closets, 2 windows, can be easily converted to 2 separate bedrooms each with its own HVAC and closet

### Bedroom 11'9 x 9'8

Laminate floor, double door closet, window

### 5pc Bath

Tile floor, white double vanity with stone counter and undermounted sinks, brushed stainless steel faucets, mirrored medicine cabinet, tub/shower combination with tile surround

### Utility Room 5'8 x 4'6

Storage Room  
Cold Room

## Exterior & Additional Features

Spacious bungalow on attractive corner lot, landscaped with low maintenance, slow-growing trees (red maples, white oak and evergreen), covered front porch, interlock stone walkway to side entrance, double car garage, double driveway

Fully fenced back yard with interlock stone patio, wood pergola with privacy screening

- Located in a desirable school district
- Full basement suite, perfect for in-law or nanny quarters
- Basement bedroom can be easily converted to 2 separate bedrooms, each with separate HVAC and closets
- 1651 square feet on main level, 1530 square feet on basement level
- Attic insulation upgraded to R2000 specs with soffit vent chutes for improved air flow
- HVAC upgraded to geothermal (no natural gas needed to operate)
- Heat recovery ventilator (2006) which brings fresh air in from outside for better air quality and living environment
- Additional electrical panel in garage, perfect for a workshop
- Windows and doors replaced
- Hot Water Tank is owned
- Basement insulated from floor to ceiling for more comfortable living space
- House is Enerstar rated at 78, surpassing current building standards
- Sound-proofing insulation between main and lower floors, ducts are insulation wrapped

**Lot Size: 74.05' x 109.33' Irregular**

**2021 Taxes: \$4,870**

