

# SCHIAVONE DIAMOND

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



## School Information

### Public

**Kilbride Elementary (JK - Gr 8)**  
6611 Panton Street 905-335-6394

**Bruce T. Lindley Elementary (Fr. Imm. Gr 2 - 6)**  
2510 Cavendish Drive 905-335-0679

**Rolling Meadows Elementary (Fr. Imm. Gr 7 - 8)**  
1522 Mountain Grove Avenue 905-332-6000

**Dr. Frank J Hayden Secondary (Gr 9 - 12)**  
3040 Tim Dobbie Drive 905-332-5235

**M.M. Robinson Secondary (Fr. Imm. Gr 9 - 12)**  
2425 Upper Middle Road 905-335-5588

### Catholic

**Canadian Martyrs Elementary (JK - Gr 8)**  
3201 Lansdown Drive 905-336-5792

**Sacred Heart of Jesus Elementary (Fr. Imm Gr 1 - 8)**  
2222 Country Club Drive 905-331-4656

**St. Gabriel Elementary (Ext. French Gr 5 - 8)**  
2227 Parkway Drive.905-332-3333

**Notre Dame Secondary (Gr 9 - 12) (Fr. Imm)**  
2333 Headon Forest Drive 905-335-1544

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



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Welcome to...  
**4202 No. 1 Side Road**





## Main Level

### Entry

Covered porch with single door entry and sidelight windows, heated tile floor, glass block, double French door entry to hallway, coat closet, hardwood stairs, wrought iron chandelier, pot lights.

### Living Room 18'11 x 12'6

Engineered hardwood floor, crown moulding, 2 windows with front yard escarpment views, drapes & rods.

### Dining Room 12'0 x 11'6

Engineered hardwood floor, crown moulding, wrought iron linear chandelier.

### Kitchen 15'6 x 11'6

Heated tile floor, white cabinetry with under-cabinet lighting, stainless steel bar hardware, quartz counters, apron front double farmhouse sink, chrome faucet and spray, glass subway tile backsplash, centre island with live-edge wood countertop, Frigidaire Gallery stainless steel fridge and stainless steel smooth-top stove with double ovens, stainless steel hood vent, Miele stainless steel built-in dishwasher, Panasonic stainless steel built-in microwave, 3 light oiled-bronze pendant above island, pot lights, skylight.

### Sunroom 23'0 x 9'9

Engineered hardwood floor, brick accent wall, built-in bookshelf, sconce lights, 5 sets of sliding glass doors to rear deck.

### 4pc Bath

Heated tile floor, custom built wood vanity with integrated sink and counter, chrome faucet and fixtures, tub/shower combination with tile surround and shampoo shelves, pot lights.

### Primary Bedroom 14'3 x 11'6

Berber broadloom, ceiling fan, double door closet, windows with drapes & rod overlooking rear yard.

### 3pc Ensuite Bath

Heated tile floor, custom built wood vanity with granite counter and vessel sink, chrome faucet and fixtures, framed mirror, corner glass shower with tile surround, rainfall shower head and shampoo shelves, pot lights, 2 pebbled glass windows overlooking rear yard.

### 2nd Bedroom 12'5 x 9'11

Berber broadloom, built-in bookcases and window seat, double door closet, window with wide-slat blinds overlooking front yard.

### 3rd Bedroom 10'0 x 8'11

Berber broadloom, double door closet, window with wide-slat blinds, valance, drapes & rod overlooking front yard.

## Lower Level

### Family Room 18'10 x 11'11

Berber broadloom, wood-burning fireplace with brick surround & wood mantle, beamed ceiling, storage closets, pot lights, 2 above-grade windows with wide-slat blinds.

### 4th Bedroom 12'0 x 12'4

Berber broadloom, double door closet, drum light fixture, above-grade window with wide-slat blind and front yard view.

### 5th Bedroom 12'6 x 12'3

Berber broadloom, double door closet, drum light fixture, above-grade window with blinds, drapes & rod and front yard view.

### Office 14'4 x 11'6

Laminate floor, built-in shelves and wood desktop, tongue & groove ceiling detail, storage cabinets, drum light fixture, pot lights, above-grade window with rear yard view.

### 4pc Bathroom

Heated tile floor, espresso vanity with integrated sink and counter, framed mirror, chrome faucet, tub/shower combination with subway tile surround, built-in cabinet and glass display shelves, pebbled glass window.

### Laundry Room 15'8 x 11'5

Vinyl tile floor, grey cabinets, laminate counters, grey Blanco laundry sink, chrome pull-out faucet, washer & dryer, Sanyo fridge, above-grade window, walk-out to covered rear patio

### Utility Room/Storage 12'0 x 11'7

## Exterior & Additional Features

Raised ranch style with above-grade windows on lower level, amazing Mt Nemo views to the north, interlock stone walkways, landscaped with garden beds that include easy to maintain perennials and trees, double car garage with double driveway – room for 6-8 cars, workshop above garage

Serene backyard with wooded views, large composite deck with glass panel railings, covered lower patio, interlock stone patio with circular stone firepit, separate fenced pet area with ramp to the deck stairs, garden shed, drive shed, gardens filled with perennials and shrubs

- Country living but only minutes to the city
- Surrounded by farmland and Crown land
- Easy access to Hwy 407 and close to the Bruce Trail
- Amazing escarpment views
- Fibre Optic Internet
- Wired for generator – will run entire house in power outage
- 200 amp service
- Large workshop above garage (all benches and shelves included)
- New berber broadloom in lower level and bedrooms
- Deck 2009, Roof 2010
- Furnace, Oil Tank, A/C – 2010
- Hot Water Heater is owned
- Septic system with 2500 gallon cistern, rainwater harvesting (water delivery \$140/load approximately 2 – 3 times per year) – float and alarm system to alert when getting low
- Full water treatment (whole home carbon filter, sediment and UV system)

**Lot Size: 120.98' x 200.42'**

**2023 Taxes: \$6,318**