# SCHIAVONE DIAMOND



Brokerage





# **School Information**

Public

King George (JK – Gr 6) 25 Rexford Road 416-394-3060

Humbercrest (JK - Gr 8) (Fr. Imm) 14 Saint Marks Road 416-394-2370

Runnymede CI (Gr 9 – 12) 569 Jane Street 416-394-3200

Western Technical-Commercial (Gr 9 - 12) 125 Evelyn Crescent 416-393-0500

### Catholic

St Cecilia Elementary (JK – Gr 8)(Fr. Imm) 355 Annette Street 416-393-5218

**Bishop Marrocco Secondary (Gr 9 – 12)** 1515 Bloor Street West 416-393-5545

St. Oscar Romero Secondary (Gr 9 – 12) 99 Humber Boulevard 416-393-5555

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



**Todd Pilatzke** Sales Representative

Tel 905.338.3737 Cell 905.330.5652 Fax 905.338.7351

toddpilatzke@icloud.com



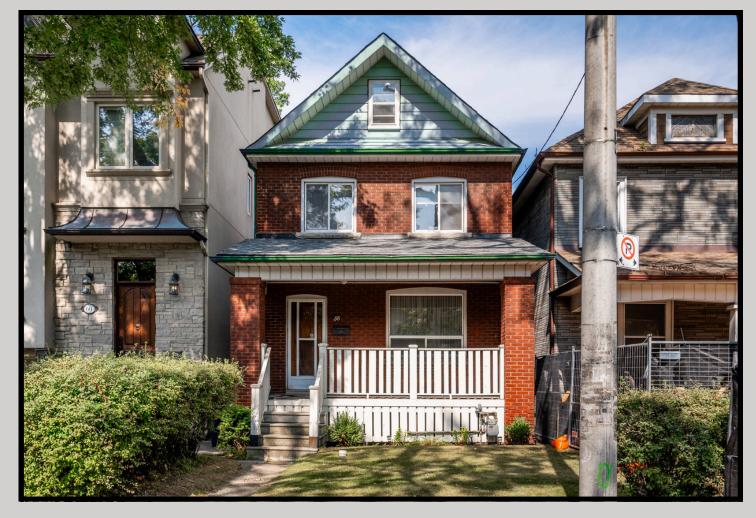
**Brooke Reader** Sales Representative

Tel 905.338.3737 Cell 905.334.0462 Fax 905.338.7351

Brooke@SchiavoneDiamond.com

ALL information contained herein has been supplied by the Seller to the best of his knowledge and while deemed accurate is NOT guaranteed by Royal LePage Real Estate Services Ltd., Brokerage. ALL measurements are approximate

# SCHIAVONE DIAMOND







Welcome to... 56 Vernon Street



















## Main Level

### Entry

Single door entry, tile floor, broadloom on stairs with wood handrail and square balusters, window with side yard view

### Living Room 12'10 x 11'3

Broadloom, fireplace with brick surround and wood mantle, Kitchen 13'9 x 7'11 Craftsman-style wood cabinets with glass fronts flanking fireplace, Vinyl floor, wood veneer cabinets, laminate counter, tile window with front yard view backsplash, single stainless steel sink with chrome faucet, Frigidaire fridge, GE gas stove, built-in dishwasher

### Second Level

Primary Bedroom 11'4 x 11'2 Broadloom, ceiling fan, closet, window overlooking rear yard

2nd Bedroom 11'11 x 9'6 Broadloom, ceiling fan, closet, window overlooking front yard

## Third Level

Bedroom 11'8 x 9'2 Broadloom, window overlooking front yard

Loft/Study area Broadloom, closet, window overlooking rear yard

### **Basement Level**

Laundry Washer, laundry sink, toilet

Storage

## **Exterior & Additional Features**

Detached 2.5 storey home, with brick exterior, large front porch with wood railing, garden bed. Back yard with spacious wood deck, garden beds and storage shed, side door entry.

- Panasonic air conditioner wall unit on 2nd floor
- Boiler furnace/rad approximately 5 years old
- Roof re-shingled in 2023
- Hot water heater owned

Lot size: 22' x 120' 2024 Taxes: \$2,919,64

### Dining Room 12'7 x 9'0

Broadloom, brass & crystal chandelier, sliding glass patio doors to rear deck

3rd Bedroom 8'9 x 7'6 Hardwood floor, closet, window overlooking front yard

### 4pc Bath

Vinyl tile floor, sink with chrome faucet, recessed mirrored medicine cabinet, tub/shower combination, window overlooking rear yard