

SCHIAVONE DIAMOND



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Welcome to...
56 Vernon Street



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



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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





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, Craftsman-style wood cabinets with glass fronts flanking fireplace, window with front yard view

Dining Room 12'7 x 9'0

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

Kitchen 13'9 x 7'11

Vinyl floor, wood veneer cabinets, laminate counter, tile 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

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

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