

# SCHIAVONE DIAMOND



## School Information

### Public

**Orchard Park Elementary (JK - Gr 8) (Fr. Imm. Gr 2 - 8)**  
5151 Dryden Avenue 905-331-7233

**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

**St. Elizabeth Seton Elementary (JK - Gr 8)**  
5070 Dryden Avenue 905-331-7246

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

**Corpus Christi Secondary (Gr 9 - 12)**  
5150 Upper Middle Road 905-331-5591

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

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



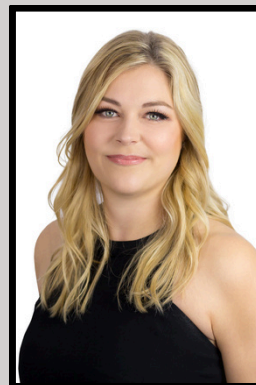
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# SCHIAVONE DIAMOND



Welcome to...  
**5181 Blue Spruce Avenue**





## Main Level

### Entry

Single door entry, double mirrored sliding door coat closet, pot lights, hardwood stairs with iron balusters, inside entry from garage

### Living Room 20'4 x 13'1

Cathedral ceiling, corner gas fireplace with white mantle, built-in surround sound wall speakers, iron orb chandelier, 3 large windows with wide-slat blinds and rear yard view, garden door walk-out to rear deck

### 2pc Bath

Tile floor, pedestal sink, chrome faucet, framed mirror, 2 windows with wide-slat blinds and front yard view

### Dining Room 10'9 x 9'10

Black iron 6 light chandelier, window with drapes & rod and side yard view

### Kitchen 15'1 x 12'6

Renovated kitchen with white shaker-style cabinets with some glass fronts & illuminated, centre island with breakfast bar, Caesarstone counters, marble herringbone tile backsplash, under-cabinet lighting, extra large single undermounted stainless steel sink, brushed stainless steel pull-down faucet, LG stainless steel fridge, Blue Star 36" stainless steel 6-burner gas stove, stainless steel hood vent, new KitchenAid stainless steel built-in dishwasher, pot lights, window with wide-slat blind and rear yard view

## Second Level

### Primary Bedroom 16'7 x 13'1

Double door entry, hardwood floor, walk-in closet, ceiling fan, windows with wide-slat blinds overlooking rear yard

### 4pc Ensuite Bath

Tile floor, wood vanity with laminate counter, chrome faucet and fixtures, corner soaker tub with tile surround, separate shower with tile surround, corner windows with wide-slat blinds overlooking rear yard

### 2nd Bedroom 13'5 x 9'1

Hardwood floor, double sliding mirrored door closet, 2 windows with drapes & rod overlooking front yard

### 3rd Bedroom 10'5 x 9'6

Hardwood floor, double mirrored sliding door closet, window with blind overlooking front yard

### 4pc Bath

Tile floor, wood vanity with laminate counter, chrome faucet and fixtures, built-in medicine cabinet, linen closet, tub/shower combination with tile surround, window with wide-slat blind overlooking front yard

## Basement Level

### Recreation Room 30'9 x 19'1

Berber broadloom, 3 storage rooms including under stairs storage, custom wet bar with stainless steel bar sink & faucet, fridge, beer tap

### Laundry Room/Utility 14'9 x 12'10

### Storage Room 9'6 x 9'1

## Exterior & Additional Features

Attractive brick and vinyl siding exterior with complimentary shutters, double car garage, double driveway (asphalt 2024), interlock stone walkway, covered porch

Fully fenced rear yard, large wood deck with built-in bench seating and pergola, garden beds, raised vegetable garden, mature trees, natural gas BBQ hookup

- Kitchen renovation (2019)
- Main floor wood-look porcelain tile, trim and pot lights (2019)
- Hardwood stairs, balusters and handrail (2020)
- New front door and main floor doors (2020)
- Garage door replaced (2016)

- Freshly painted basement and main bath
- 2nd level new hardwood floors, trim and paint throughout (2020)
- Water heater, furnace and A/C owned (2015)
- Roof (2014)
- R60 insulation in attic

Lot size: 34.45' x 98.43'

2024 Taxes: \$5,408