

# SCHIAVONE DIAMOND



## School Information

### Public

**Post's Corners Elementary (JK - Gr 8)**  
2220 Caldwell Drive 905-845-1661

**Palermo Elementary (SK - Gr 8)**  
561 Valleyridge Drive 905-469-1138

**Sunningdale Elementary (Fr. Imm. Gr 2 - 8)**  
1434 Oxford Avenue 905-844-9941

**White Oaks Secondary (Gr 9 - 12) (Fr. Imm.)**  
1330 Montclair Drive 905-845-5200

### Catholic

**Our Lady of Peace Elementary (JK - Gr 8)**  
391 River Glen Boulevard 905-257-2791

**St. Marguerite d'Youville Elementary (Fr. Imm. Gr 1 - 4)**  
1359 Bayshire Drive 905-849-7772

**St. Mary Elementary (Fr. Imm. Gr 5 - 8)**  
2145 Upper Middle Road 905-336-3911

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

**St. Ignatius of Loyola Secondary (Fr. Imm. Gr 9 - 12)**  
1550 Nottinghill Gate 905-847-0595

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



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# SCHIAVONE DIAMOND



Welcome to...  
**134 Westchester Road**





## Main Level

### Entry

Single door entry with sidelight windows, tile floor, 2 coat closets, broadloom on stairs with wood handrail and balusters

### Living Room 27'10 x 12'1

Berber broadloom, custom built-in media unit with tv niche, electric linear fireplace and bookshelves, pot lights, 2 windows with drapes and rod and front yard view, 2 windows with wide-slat blinds and side yard view

### Dining Room 12'6 x 10'11

Hardwood floor, built-in desk area, drum light chandelier, pot lights, 2 windows with wide-slat blinds and rear yard view

### Kitchen 17'8 x 12'11

Hardwood floor, espresso cabinets with stainless steel bar hardware and some glass fronts, Corian counters, peninsula with breakfast bar seating, glass mosaic tile backsplash, double undermounted sink, brushed stainless steel pull-down faucet, GE stainless steel fridge, Miele stainless steel built-in dishwasher,

Bosch stainless steel smooth-top stove, Panasonic stainless steel above-the-range microwave, pot lights, 2 pendant lights above peninsula, 2 windows with wide-slat blinds and rear yard view, sliding glass patio doors with drapes and rod to rear deck

### Office 12'7 x 10'9

Double French door entry, hardwood floor, pot lights, 2 windows with wide-slat blinds and front yard view

### 2pc Bath

Hardwood floor, vanity with integrated sink & counter, chrome faucet and fixtures, framed mirror

### Laundry Room/Mud Room 12'1 x 6'4

Slate tile floor, inside entry from garage, side yard entrance, garden door entrance from rear deck, built-in shelving and storage, upper cabinets, stainless steel laundry sink and faucet, Electrolux front loading washer and dryer, folding counter

## Second Level

### Primary Bedroom 14'11 x 12'8

Broadloom, walk-in closet with custom built-ins and corner window, ceiling fan, window with wide-slat blinds, drapes & rod overlooking rear yard

### 5pc Ensuite Bath

Heated tile floor, double floating vanity with integrated sinks & counter, chrome faucets and fixtures, jetted soaker tub with tile surround, separate glass shower with rainfall shower head and tile surround, pot lights, window with wide-slat blinds overlooking side yard

### 2nd Bedroom 12'8 x 10'1

Broadloom, closet, 2 windows with wide-slat blinds overlooking rear & side yard

### 3rd Bedroom 12'8 x 8'11

Broadloom, double door closet, built-in bookshelf, orb pendant light, 2 windows with wide-slat blinds and drapes & rod overlooking front yard

### 4th Bedroom 11'4 x 10'9

Broadloom, built-in closet system, 2 windows with wide-slat blinds overlooking front yard

### 4pc Bath

Tile floor, vanity with laminate counter, chrome faucet and fixtures, tub/shower combination with tile surround, Palladian window with wide-slat blinds overlooking front yard

## Lower Level

### Recreation Room 28'5 x 19'4

Broadloom, crown moulding, media cabinet and bookcases, 2-sided gas fireplace with ledge stone accent wall, built-in surround sound speakers, under stairs storage, 4 storage closets, pot lights

### Office 11'2 x 9'5

Laminate floor, built-in desktop with drawers, pot lights

### 3pc Bath

Tile floor, espresso floating vanity with integrated sink & counter, chrome faucet and fixtures, corner glass shower with tile surround, display shelf, pot lights, wall sconces

### Storage/Utility 20'1 x 12'5

Built-in storage shelves, fridge with freezer

### Cold Room

## Exterior & Additional Features

Attractive all brick exterior, covered front porch with aggregate stone surface and walkway, stone raised garden beds with foundation plantings, interlock stone driveway with double car garage in back

Composite rear deck with railings, aggregate stone patio, wrought iron fencing and gates, inground pool with stone waterfall feature, stone skirting, artificial turf, storage shed, bicycle lockers, wood storage shelves, landscaped with cedars and other perennials

### New front door with sidelight windows

- Flooring updated on main level
- Primary bath recently renovated
- CVAC
- Hot water tank owned

2023 Taxes: \$7,250

Lot Size: 53.60' x 115.22'