

SCHIAVONE  
DIAMOND



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



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Welcome to...  
**1285 Hart Crescent**







## Main Level

### Foyer 13'5 x 7'1

Single door entry with sidelight window, porcelain tile floor, wainscotting, double door coat closet

### Living Room 18'2 x 11'0

Broadloom, double window with drapes & rod and front yard view

### Dining Room 9'4 x 8'10

Broadloom, chair rail, 5-light chandelier, window with floor length, tie-back drapes & rod and front yard view

### Kitchen 14'4 x 10'11

Porcelain tile floor, custom oak wood cabinets with pot drawers, drawer dividers, slide-outs, & lazy susan, under-cabinet lighting, granite transformation counter, subway tile backsplash, double stainless steel sink with brushed stainless steel faucet, built-in fold down table top, chef desk, LG stainless steel fridge, built in stainless steel dishwasher, Kenmore smooth-top stove, Sharp above-the-range built-in microwave, track lighting, 2 windows with wide-slat blinds and side yard view

## Lower Level

### Family Room 18'10 x 14'10

Luxury vinyl plank flooring, gas fireplace with painted brick surround, barn board accent walls & wainscotting, In-Line sliding patio doors with vertical blinds to rear patio

### Office/Study 11'0 x 7'8

Luxury vinyl plank flooring, window with wide-slat blinds and rear yard view, separate entrance door to rear patio

### 2pc Bath

Luxury vinyl plank flooring, oak wood vanity with cultured marble counter & integrated sink, white enamel faucet, mirrored medicine cabinet, frosted window with side yard view

## Exterior & Additional Features

Great curb appeal with brick exterior, covered front porch, interlock stone walkways, garden beds filled with flower shrubs, perennials and mature trees including hydrangeas, tulips and crocus, double driveway, single car garage with garage door opener and separate entrance from the front porch and to rear yard

Extensive hardscaping in the rear yard, including walkways, patios, natural stone accents and stone retaining walls (2018), in-ground pool (not heated) with safety cover, landscaped with perennials and shrubs including hostas, lily of the valley, peonies, Japanese maples, emerald cedar privacy hedge and more, garden shed, fully fenced

- Dining, kitchen, den & bedroom windows replaced in 2010 with 'Magic Windows' - have built-in retractable screens and solar or blackout shades
- Front door (2007, garage door (2009)
- Roof shingles 2016, gutter guards (2024)
- Pool safety cover and liner (2021), variable speed pump (2024)
- Vinyl siding on rear of house (2014)
- A/C (2010), Furnace (1997)
- CVAC

**2025 Taxes: \$5,817**

## Second Level

### Primary Bedroom 14'10 x 14'4

Hardwood floor, 2 double door closets, ceiling fan with lights, magic window with curtains overlooking rear yard

### 2<sup>nd</sup> Bedroom 11'4 x 9'2

Hardwood floor, double door closet, chair rail, ceiling fan with lights, magic window with curtains overlooking rear yard

### 3<sup>rd</sup> Bedroom 9'2 x 9'1

Hardwood floor, double door closet, ceiling fan with lights, magic window with curtains overlooking rear yard

### 4pc Bath

12x24 vinyl tile floor, oak wood vanity with cultured marble counter & integrated sink, brushed stainless steel faucet, trip mirror medicine cabinet, tub/shower combination with tile surround, frosted glass window overlooking side yard

## Basement

### Recreation Room 20'6 x 11'7

Berber broadloom, pot lights, 3 deep double door storage closets, 2 under stairs storage areas

### Laundry 15'11 x 7'10

Vinyl floor, laundry sink & faucet, Amana top loading washer, Hotpoint dryer, storage cabinetry with folding counter, workshop area

### Utility Room 7'10 x 7'0

Storage shelves/pantry shelves

### Cold Storage 12'9 x 5'9

With chest freezer and 80 bottle wine rack

## School Information

### Public

Falgarwood Elementary (JK – Gr 8)  
1385 Gainsborough Drive 905-845-7478

Munn's Elementary (Fr. Imm. Gr 2 – 8)  
1511 Sixth Line 905-844-9461

Iroquois Ridge Secondary (Gr 9 – 12) (Fr. Imm.)  
1123 Glenashton Drive 905-845-0012

### Catholic

Holy Family Elementary (JK – Gr 8)  
1420 Grosvenor Street 905-845-6987

St. Marguerite d'Youville Elementary (Fr. Imm. Gr 2 – 8)  
1359 Bayshire Drive 905-849-7772

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