

SCHIAVONE  
DIAMOND



## School Information

### Public

**New Central Elementary**  
(JK - Gr 6)  
133 Balsam Drive 905-844-3081

**Maple Grove Elementary**  
(Gr 7 - 8)  
288 Maple Grove Drive 905-844-9322

**E.J. James Elementary**  
(Fr. Immersion Gr 2 - 8)  
338 Cairncroft Road 905-845-2015

**Oakville Trafalgar Secondary**  
(Gr 9 - 12) (Fr. Immersion)  
1460 Devon Road 905-845-2875

### Catholic

**St. Vincent Elementary**  
(JK - Gr 8)  
1280 Braeside Drive 905-849-0777

**St. Thomas Aquinas Secondary**  
(Gr 9 - 12)  
124 Dorval Drive 905-842-9494

**St. Nicholas Elementary**  
(Extended Fr. Gr 5 - 8)  
477 Warminster Drive 905-827-4231

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

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



**Bill Schiavone**  
Broker

**Tel 905.338.3737**

Cell 416.999.6084

Fax 905.338.7351

Bill@SchiavoneDiamond.com



**Steve Diamond**  
Sales Representative

**Tel 905.338.3737**

Cell 416.566.9496

Fax 905.338.7351

Steve@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

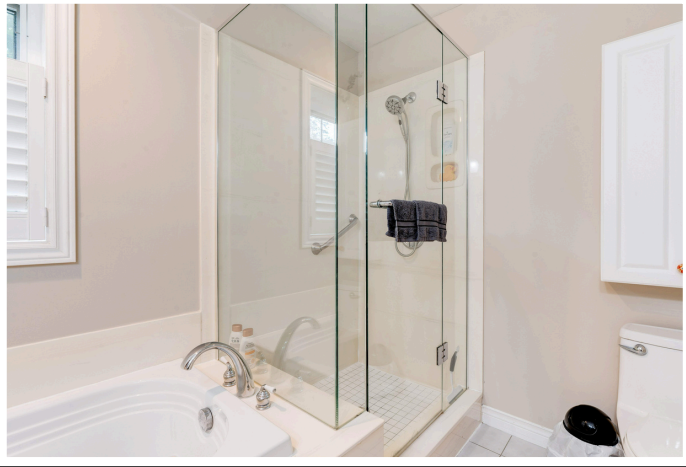
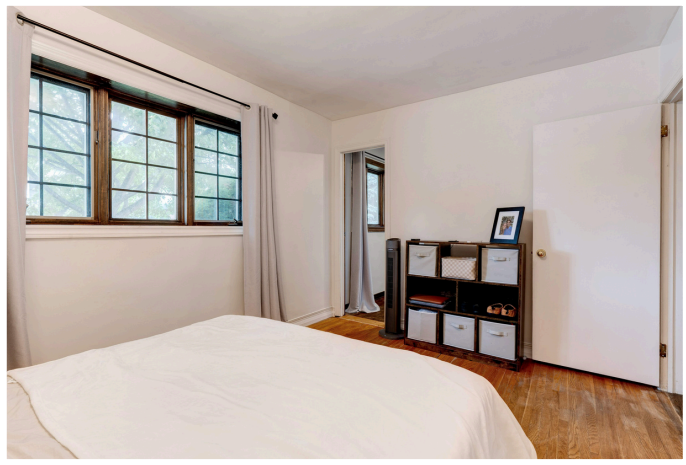
SCHIAVONE  
DIAMOND



Welcome to...  
**478 Avon Crescent**







## Main Level

### Entry

Single door entry with sidelight window, tile floor, coat closet

### Living Room 22'11 x 13'8

Hardwood floor, gas fireplace with brick surround, sliding glass doors to back yard, crown moulding, ceiling fan, skylight, 5 windows with back and side yard views

### Dining Room 18'9 x 11'11

Hardwood floor, crown moulding, window with front yard view

### Kitchen 15'2 x 8'9

Tile floor, oak wood cabinets, centre island with breakfast bar, laminate counters, double stainless steel sink with chrome pull-out faucet, mosaic tile backsplash, GE stainless steel gas stove, GE stainless steel built-in dishwasher, LG stainless steel fridge, Panasonic microwave, crown moulding, pot lights

### Primary Bedroom 13'4 x 9'7

Hardwood floor, window with drapes & rod and front yard view

### 2<sup>nd</sup> Bedroom 9'10 x 10'1

Hardwood floor, window with shutters and rear yard view

### 3<sup>rd</sup> Bedroom 9'8 x 8'6

Currently used as walk-in closet to primary bedroom, can be converted to bedroom with closet, hardwood floor, window with drapes & rod and front yard view

### 4pc Main Bath

Tile floor, white vanity with laminate counter, chrome faucet, jetted tub, separate glass shower, medicine cabinet, window with shutters and rear yard view

### Lot Size:

107.85' x 43.20' x 24.08' x 125.20' x 97.33'

## Basement

### Recreation Room 20'1 x 11'6

Broadloom, built-in dry bar, pot lights

### 4<sup>th</sup> Bedroom 12'7 x 10'10

Broadloom, pot lights, 2 windows with shutters

### 5<sup>th</sup> Bedroom 12'3 x 8'4

Broadloom, pot lights, closet, window with shutters

### 3pc Bath

Tile floor, vanity with laminate counter, chrome faucet, shower with tile surround, window

### Laundry 9'2 x 8'11

Vinyl floor, 2 storage closets, laundry sink & faucet, LG front loading washer and dryer

### Utility 24'5 x 10'9

## Exterior & Additional Features

Vinyl siding exterior, detached garage, double driveway fits 4 cars, interlock stone walkway, mature trees

Back yard with wood deck, natural gas hookup for BBQ, interlock stone patio, separate entry to basement stairwell, mature trees

2025 Taxes: \$8,163

