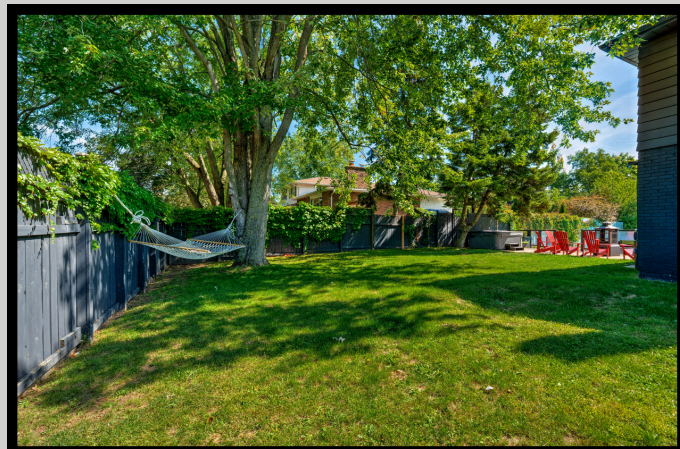


# SCHIAVONE DIAMOND



For more information & pictures visit:  
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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

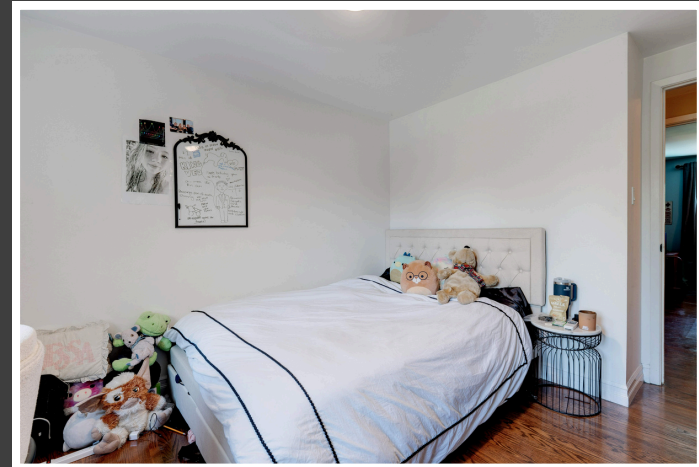
# SCHIAVONE DIAMOND



Welcome to...  
**297 Sunset Drive**







## Main Level

### Foyer 12'9 x 6'11

Single door entry with sidelight windows, tile floor, coat closet, hardwood stairs with white balusters & risers, pot lights

### Living Room 16'7 x 13'8

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

### Dining Room 13'0 x 9'11

Hardwood floor, black wrought iron linear chandelier, pot lights, window with drapes & rod and back yard view

### Kitchen 12'11 x 9'10

Tile floor, grey lower cabinets with white uppers, butcher block counters, centre island with breakfast bar, tile backsplash, double black sink with brushed stainless steel faucet, Frigidaire smooth-top stove, above-the-range built-in microwave, Samsung stainless steel fridge, Whirlpool stainless steel built-in dishwasher, pantry cupboard, sink window with back yard view

### Family Room 17'11 x 11'2

Hardwood floor, wood-burning fireplace with painted stone surround and oak wood mantel, sliding glass patio doors to back patio

### 2pc Bath

Tile floor, wood vanity with laminate counter and vessel sink, brushed stainless steel faucet, round mirror, pebbled glass window with back yard view

## Bedroom Level

### Primary Bedroom 15'1 x 10'7

Hardwood floor, double sliding door closet, ceiling fan, window with roller blind, drapes & rod overlooking front yard

### 3pc Ensuite Bath

Tile floor, floating vanity with integrated sink & counter, chrome faucet and fixtures, medicine cabinet, framed mirror, glass door shower with tile surround, pebbled window overlooking back yard

### 2<sup>nd</sup> Bedroom 14'0 x 12'11

Hardwood floor, double door closet, ceiling fan, window with roller blind, drapes & rod overlooking front yard

### 3<sup>rd</sup> Bedroom 13'0 x 9'9

Hardwood floor, double door closet, ceiling fan, window with roller blind, drapes & rod overlooking front yard

### 4<sup>th</sup> Bedroom 11'6 x 8'7

Hardwood floor, closet with sliding barn door, ceiling fan, window with roller blind, drapes & rod overlooking back yard

### 4pc Main Bath

Tile floor, floating vanity with integrated sink & counter, brushed stainless steel faucet, matching wall cabinet, tub/shower combination with tile surround

**2025 Taxes: \$7,228**

**Lot Size: 63' x 109.67'**

## Basement Level

### Recreation Room 27'7 x 18'11

Laminate floor, media niche, pot lights

### Office/5<sup>th</sup> Bedroom 15'6 x 10'6

Door can be added to create a 5<sup>th</sup> bedroom, double door closet, separate storage closet, pot lights

### 4pc Bath

Tile floor, floating white vanity with integrated sink and counter, chrome faucet & fixtures, framed mirror, tub/shower combination with tile surround

### Laundry 12'10 x 10'1

Tile floor, base and upper cabinets, butcher block counters, laundry sink with matte black pull-down faucet, Midea top-loading washer, LG dryer, storage cabinet, double door access to utility room with storage, pot lights

### Utility Room/Storage 13'4 x 7'2

## Exterior & Additional Features

Modern painted brick & siding exterior, double driveway with interlock stone walkway and front porch, garden beds, double car garage with door to back yard

Oversized corner lot with fully fenced back yard, in-ground pool with safety railings, hot tub, interlock stone patio, mature trees and privacy hedges

## School Information

### Public

Eastview Elementary (JK – Gr 8)  
2266 Hixon Street 905-827-1541

Pine Grove Elementary (Fr. Imm. Gr 2 – 8)  
529 Fourth Line 905-84-6371

Thomas A. Blakelock Secondary (Gr 9 – 12) (Fr. Imm.)  
1160 Rebecca Street 905-827-1158

### Catholic

St. Dominic Elementary (JK – Gr 8)  
2405 Rebecca Street 905-827-4401

St. Mary Elementary (Fr. Imm. Gr 1 - 8)  
2145 Upper Middle Road 905-336-3911

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

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