

SCHIAVONE
DIAMOND



School Information

Public		Catholic	
W.H. Morden Elementary (JK – Gr 8) 180 Morden Road 905-844-9616	Pine Grove Elementary (Fr. Imm. Gr 2 – 8) 529 Fourth Line 905-844-6371	St. Nicholas Elementary (JK – Gr 8) (Ext. Fr.) 477 Warminster Drive 905-827-4231	St. Mary Elementary (Fr. Imm. Gr 1 – 8) 2145 Upper Middle Road 905-336-3911
Thomas A. Blakelock Secondary (Gr 9 – 12) (Fr. Imm.) 1160 Rebecca Street 905-827-1158		St. Thomas Aquinas (Gr 9 – 12) (Ext. Fr.) 124 Dorval Drive 905-842-9494	St. Ignatius of Loyola (Fr. Imm. Gr 9 – 12) 1550 Nottingham Gate 905-847-0595

For more information & pictures visit:
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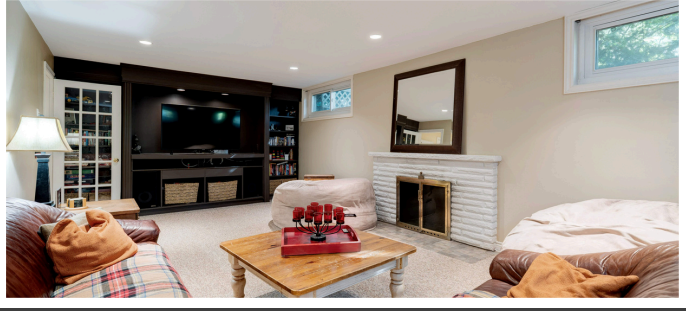
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Welcome to...
132 Sparling Court





Exterior & Additional Features

Tucked away on a quiet cul-de-sac, this family-sized home features a classic brick and wood exterior, an extra-large double car garage with a standing loft for ample storage, and a wide concrete driveway to accommodate at least six vehicles, welcoming curved, concrete walkway leads to a wood sitting porch with railings and skylights

The property is beautifully landscaped with an abundance of mature trees, privacy and perennial gardens, including hostas, rhododendrons, hydrangeas, and mature Japanese maples, in-ground sprinkler system keeps everything lush and low-

maintenance, large, private backyard has surround access gates, multi-level wood decks, hot tub, natural gas BBQ hookup, natural stone retaining walls, built-in wood bench, flagstone accents, and a cozy firepit area

- Hardwood floors throughout main and second floor
- Upper hallway linen closet
- CVAC on all three levels
- Attic with full walk-up access, subfloor and lighting

Lot Size: 79' x 124' **2025 Taxes:** \$7,128

Main Level

Foyer
Double door entry with glass storm doors, Brazilian hardwood floor, oversized coat closet, key closet with mirror, broom closet, hardwood staircase with white risers & balusters

Living Room 15'6 x 13'0
Double French door entry from hall, Brazilian hardwood floor, wood-burning fireplace with granite surround and white mantle, crown moulding, large deep-silled picture window with drapes & rod offers a front yard view, second deep-silled side window faces the east yard, welcoming morning light and framing a view of lush greenery and a Japanese maple

Dining Room 13'0 x 8'10
French door entry from the hall, Brazilian hardwood floor, crown moulding, large floor-to-ceiling picture window with drapes & rod overlooking the rear yard featuring mature rhododendrons, adding seasonal colour and greenery to the garden view

Kitchen 24'4 x 11'2
Spacious open-concept eat-in kitchen overlooking the sunken Family Room, features black distressed wood cabinetry with reeded glass uppers and open shelving, granite countertops, and a sleek stainless-steel backsplash, breakfast area includes a coordinating dry bar/coffee station, double undermount stainless steel sink with matte black faucet, GE Profile stainless steel fridge, Bosch built-in dishwasher, GE stainless steel slide-in gas range and electric oven, with custom pull-out vent hood, under-cabinet lighting, pot lights, and a ceiling fan enhance the space, deep front-facing window and a full wall of rear-facing windows, paired with four skylights, flood the room with warm southwest natural light

2pc Bath
Marble tile floor, pedestal sink, brass faucet and fixtures, framed mirror, frosted window with rear yard view

Family Room 17'7 x 14'11
This sunk-in room features vaulted ceiling and a cozy, floor-to-ceiling ledge stone natural gas fireplace, six large windows provide relaxing views of the backyard, and a garden door opens directly to the back deck, making indoor-outdoor living seamless

Second Level

Primary Bedroom 19'1 x 12'0
Bright & spacious with vaulted ceiling and hardwood floor. Features a full wall of oversized mirrored sliding closet doors, concealing custom built-in organizers for effortless storage, a stylish glass block accent, and ceiling fan, two front-facing windows with blinds offer plenty of natural light and a view of the yard

2nd Bedroom 13'7 x 12'2
Spacious room with hardwood floor, double closet, crown moulding, window with blind, drapes & rod overlooking front yard

3rd Bedroom 12'0 x 9'8
Hardwood floor, crown moulding, closet, ceiling fan, window with blind overlooking rear yard

4th Bedroom 11'9 x 10'2
Hardwood floor, built-in floor-to-ceiling closet, crown moulding, window overlooking rear yard

4pc Main Bath
Sliding barn door entry, patterned tile floor, black casement-style vanity with integrated sink and counter, brushed stainless-steel faucet, framed mirror, tub/shower combination with white subway tile surround, frosted window overlooking rear yard

Basement

Recreation Room 23'8 x 12'9
This lower-level family room features a French door entry, Berber broadloom, and a wood-burning fireplace with painted brick surround, custom built-in media shelves and cabinetry offer smart storage and display options, pot lights and three above-grade windows bring in loads of natural light

Office 16'10 x 10'9
A versatile workspace with double French door entry, heated laminate floor, and a stylist brick accent wall designed to accommodate two large desk setups - perfect for working from home or creative projects, included built-in cabinets and a storage closet to keep everything organized, plus pot lights for a bright, focused atmosphered

Hall/Mudroom
Tile floor, shi lap walls, convenient separate entrance and walk-up to rear yard

Laundry Room 9'3 x 7'1
French door entry, laminate floor, storage cabinets, under stair storage, laundry sink & faucet, tiled folding counter, Maytag top-loading washer, Maytag Maxima dryer

4pc Main Bath
Sliding barn door entry, patterned tile floor, black casement-style vanity with integrated sink and counter, brushed stainless-steel faucet, framed mirror, tub/shower combination with white subway tile surround, frosted window overlooking rear yard

3pc Bath
Tile floor, pedestal sink, large glass shower with tile surround