

SCHIAVONE
DIAMOND



For more information & pictures visit:
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Welcome to...
347 Douglas Avenue





Main Level

Foyer

Single door entry, hardwood floor, hardwood stairs & handrails with broadloom runner

Dining Room 15'1 x 12'5

Hardwood floor, crown moulding, ceiling medallion, crystal chandelier, broom closet, window with drapes & rod and front yard view

Living Room 18'4 x 13'11

Hardwood floor, gas fireplace with tile surround and white mantle, display niche, crown moulding, ceiling medallion with pendant light, bay window with front yard view, 2 windows with side yard views

Den 10'9 x 7'11

Hardwood floor, pocket doors lead to living room, crown moulding, ceiling medallion, crystal chandelier, window with custom roman blind and rear yard view

Kitchen 10'9 x 10'9

Hardwood floor, white cabinets, honed granite counters, tumbled marble tile backsplash, breakfast bar, double stainless steel undermounted sink, brushed stainless steel faucet and spray, JennAir stainless steel gas stove, Whirlpool stainless steel above-the-range microwave, Kenmore stainless steel built-in dishwasher, KitchenAid stainless steel fridge, crown moulding, 2 pendant lights above peninsula, pot lights, sink window with custom roman blind and rear yard view

Breakfast Area 14'1 x 10'3

Hardwood floor, built-in chef desk, crown moulding, ceiling medallion, wrought iron chandelier, window with custom roman blind and side yard view, sliding glass patio doors to rear deck with custom blind

2pc Bath

Marble tile floor, built-in vanity with vessel sink, brushed stainless steel faucet, framed mirror, crown moulding, 2 wall sconces, frosted window with side yard view

Basement Level

Recreation Room 28'0 x 19'0

Hardwood floor, wood-burning fireplace with beadboard accents, recessed pot lights, above-grade windows, sliding glass patio doors with custom blind with walk up to rear yard

3pc Bath

Tile floor, white vanity with integrated sink & counter, brushed stainless steel faucet, framed mirror, corner shower with glass door and tile surround

Laundry/Utility Room 23'0 x 11'4

Tiled floor, Whirlpool front loading washer and dryer on pedestals, laundry sink & faucet, storage shelving

2025 Taxes: \$11,443

Lot Size: 50' x 150'

Second Level

Primary Bedroom 18'10 x 14'1

Hardwood floor, double door closet with custom built-ins, crown moulding, ceiling medallion, chandelier, pot lights, skylight, 2 windows with custom blinds & valance overlooking front and side yards

5pc Ensuite Bath

Heated travertine tile floor, casement style double vanity with granite counter and undermounted sinks, brushed stainless steel faucets, framed mirror, jetted tub with tile surround, separate glass shower with rainfall shower head and tile surround, crown moulding, pot lights, skylight, window with custom shade overlooking rear yard

2nd Bedroom 14'6 x 12'1

Hardwood floor, large closet with built-in organizers, crown moulding, pot lights, window with custom blind and valance overlooking front yard

3rd Bedroom 12'10 x 12'1

Hardwood floor, closet with organizers, crown moulding, pot lights, window with blind, drapes & rod overlooking rear yard

4pc Main Bath

Tile floor, double wood vanities with integrated sinks and counters, chrome faucets, mirrored medicine cabinets, tub/shower combination with glass partition, crown moulding, pot lights, window with custom blind and valance overlooking rear yard

Exterior & Additional Features

Timeless stucco exterior with covered front porch, stone walkway, single driveway fits 4 cars, detached single garage, landscaped with perennials and mature trees, in-ground sprinkler system, landscape lighting. Large rear yard, wood deck with black aluminum railings, interlock stone paths, covered stone patio with pot lights, wood pergola, garden shed, professionally landscaped with garden beds containing natural stone accents, beautiful perennials, cedar hedges, in-ground sprinkler system, box planters with watering system, landscape lighting

- Hardwood floors throughout all 3 levels
- Crown mouldings and ceiling medallions
- Updated bathrooms
- Central vacuum

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

Catholic

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

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