

5046 Wellington Rd 125  
*Erin*

LH

COMPASSION  
LED LUXURY  
LISTING



LISA  
HARTSINK BROKER

COMPASSION LED REALTY TEAM

# LISA HARTSINK

*Broker of Record*

For me, Quality not Quantity is the foundation of my success.

As my client, you are guaranteed a personalized Real Estate experience when working with my team! As I work with you from beginning to end of the process, I ensure constant communication and support. You are my number one priority. With my vast Real Estate knowledge and expertise, I will guide you with a compassionate, honest and patient approach, always allowing you to make the decisions that best work for you.

With an extensive sales and marketing background, and multiple Industry Designations, I ensure your home will be exposed to the market with the latest, most innovative practices available in the Real Estate Industry. Our marketing and communication plans incorporate some of the best, proven methods, to get your home sold.

I can help you buy or sell a house anywhere in Ontario, I am well connected with Royal LePage - Canada's Real Estate Company. My primary focus is in the communities of Georgetown, Glen Williams, Acton, Erin, Hillsburgh and Rockwood, but also service Caledon, Milton, Oakville, Burlington, Mississauga and Brampton. From the very start of your search to the day of closing - whether it is a house, townhouse, condo, cottage, farm or commercial property that you are looking to buy or sell - I will be there to assist you with all your Real Estate needs.

You can feel confident you have made the right choice to work with me and my team. I look forward to working together with you to ensure this transition is as smooth as possible for you.

## LISA HARTSINK

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Compassion Led Realty Team



**MCGILLIVRAY™**  
**Trusted**  
Erin & Hillsburgh, Ontario



## WELCOME TO REFINED RURAL LIVING AT 5046 Wellington Rd 125

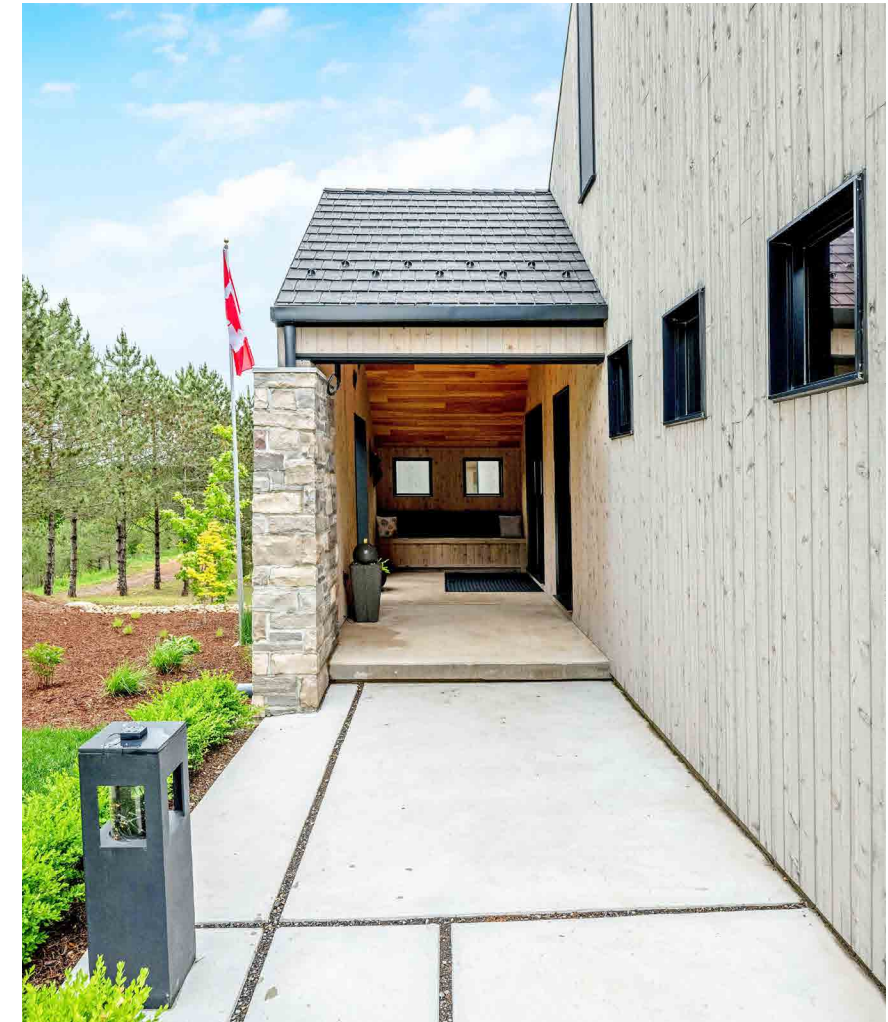
**This custom-built masterpiece is a testament to refined living in harmony with nature.**

Nestled on 4.3 acres in the quiet countryside of Erin, this home offers an unparalleled sense of tranquility that seamlessly blends with the surrounding natural beauty.

Every aspect of this stunning Scandinavian-inspired home has been thoughtfully planned and designed to create an exceptional living experience. The home was strategically placed in a north-south direction straddling a rolling hill, creating the effect of being built into the natural landscape. It intentionally does not reveal itself upon arrival, leaving you with a desire to explore more.

Exterior finishes were carefully selected to create the perfect colour palette that blends in with its natural surroundings and will age gracefully. Much of the house is clad in a rough-cut tongue and groove cedar with weather stain which will allow the home to evenly turn a gorgeous silver tone as it ages. A blend of natural stone was sourced from three quarries and used throughout the exterior as well as in key elements inside the house, adding a touch of earthy charm. Large, tapered stone pillars anchor the home to the ground and reinforced concrete patios supported on foundation walls ensure a durable maintenance-free lifetime of enjoyment.

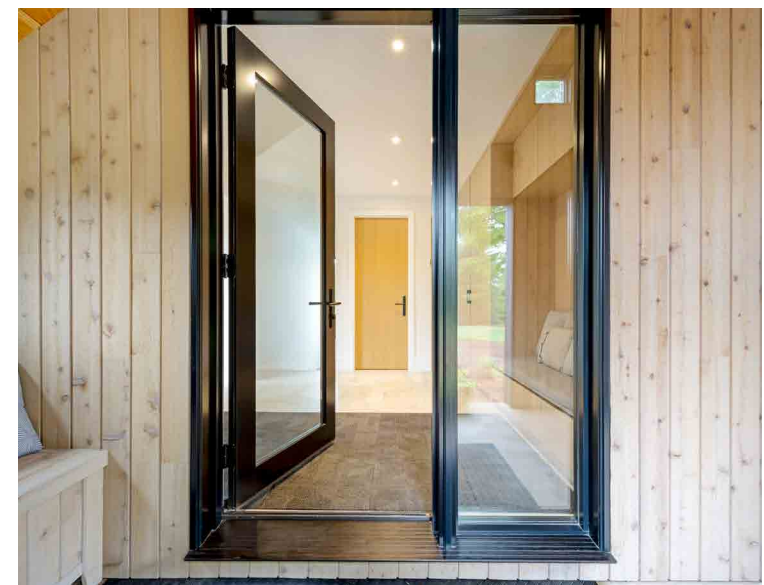
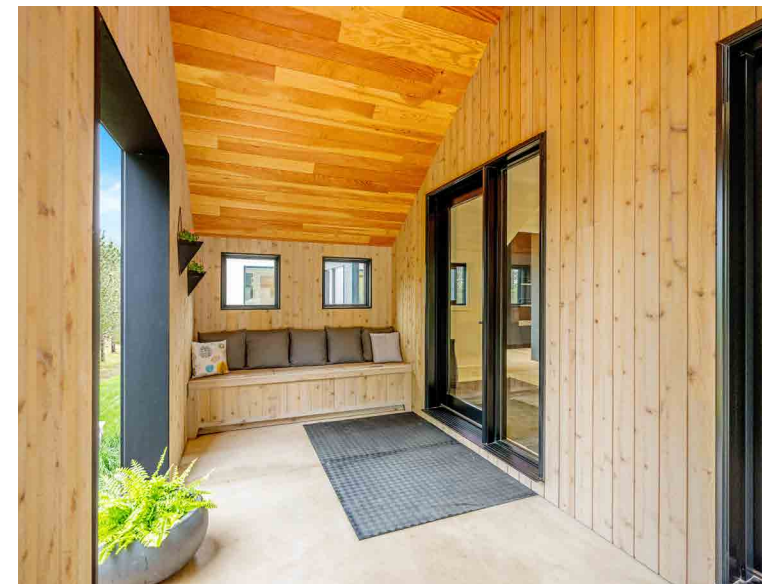






## FOYER

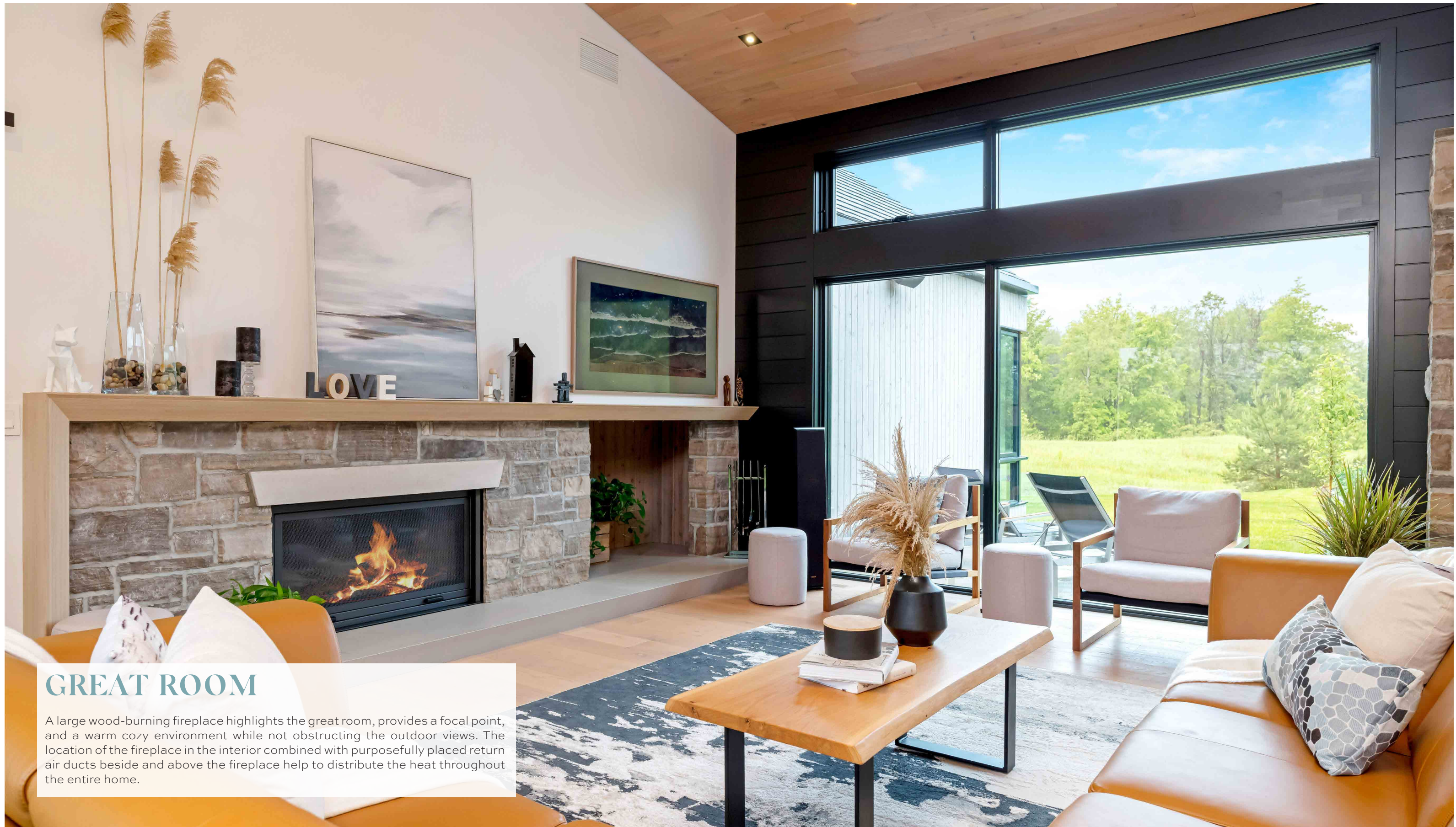
Modeled using the design principles of Frank Lloyd Wright, the homes' main entries and hallways have lower ceilings, creating a sense of grandeur when transitioning to the high cathedral ceilings in the main living spaces.





DINING

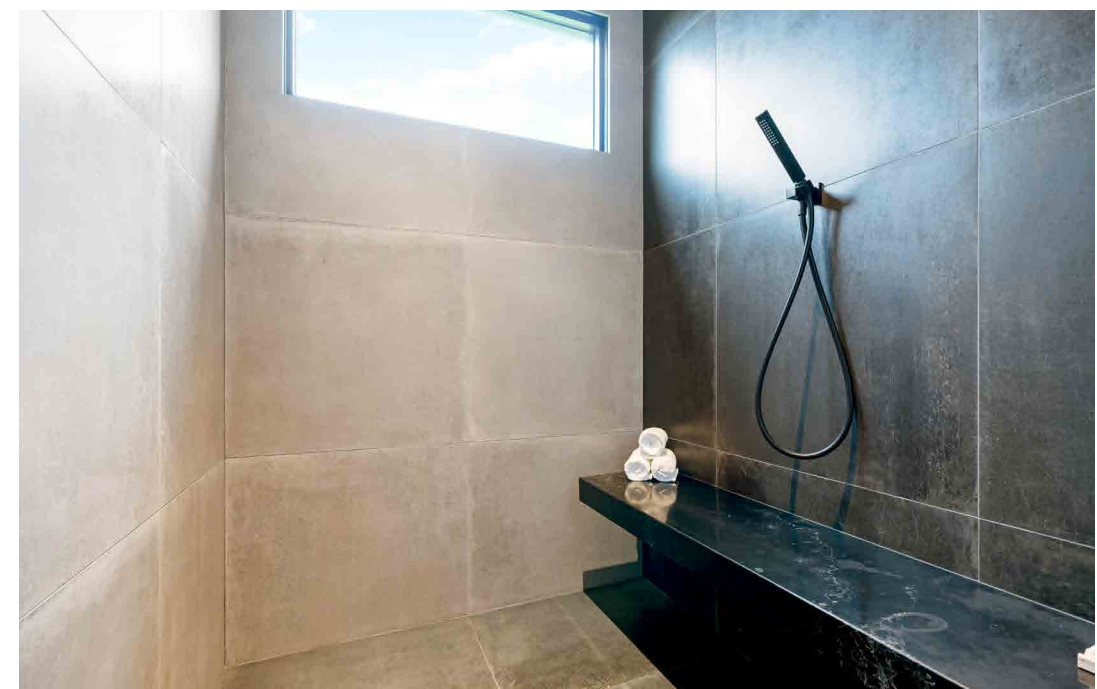
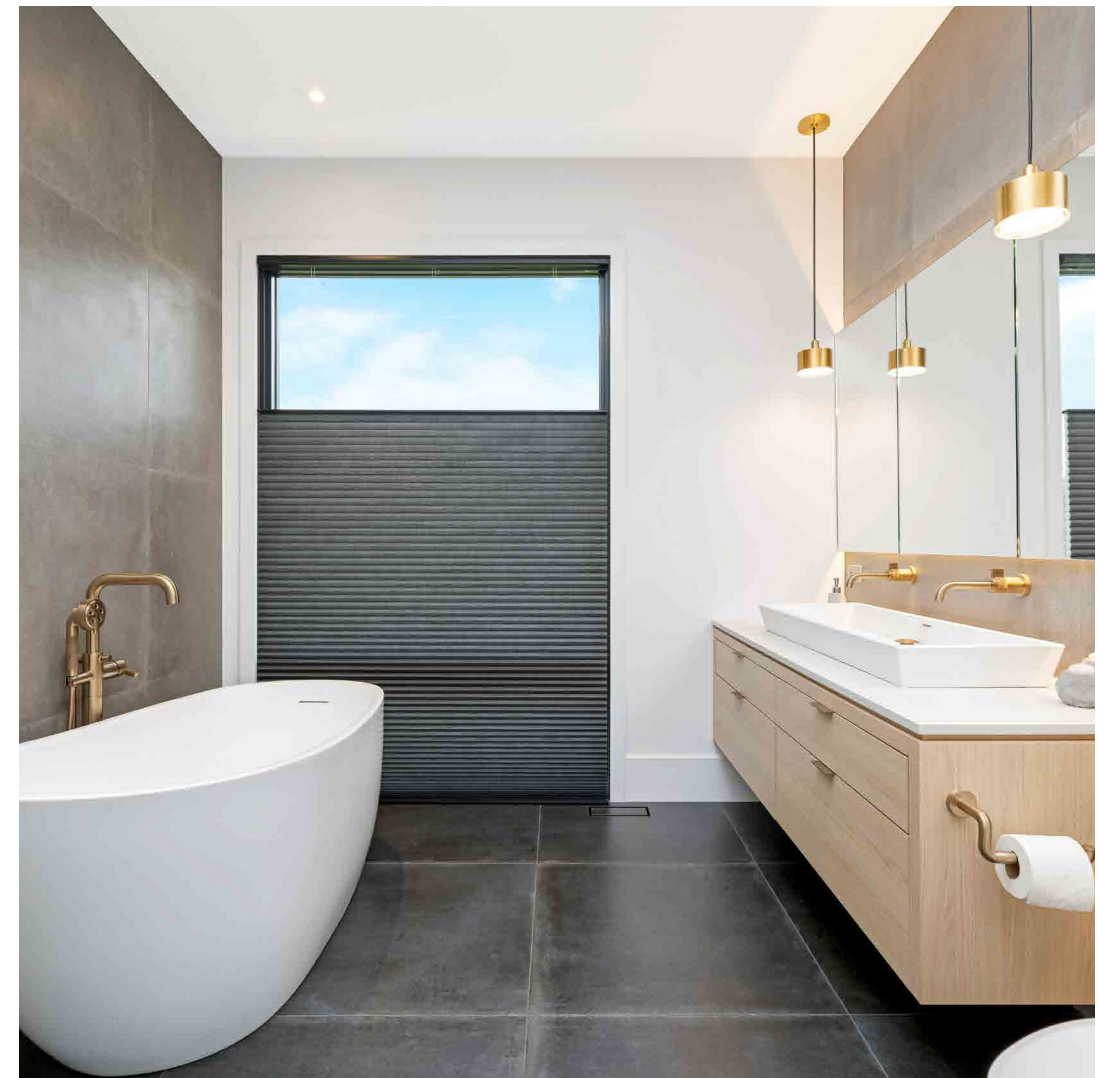




## GREAT ROOM

A large wood-burning fireplace highlights the great room, provides a focal point, and a warm cozy environment while not obstructing the outdoor views. The location of the fireplace in the interior combined with purposefully placed return air ducts beside and above the fireplace help to distribute the heat throughout the entire home.

# PRIMARY BEDROOM SUITE



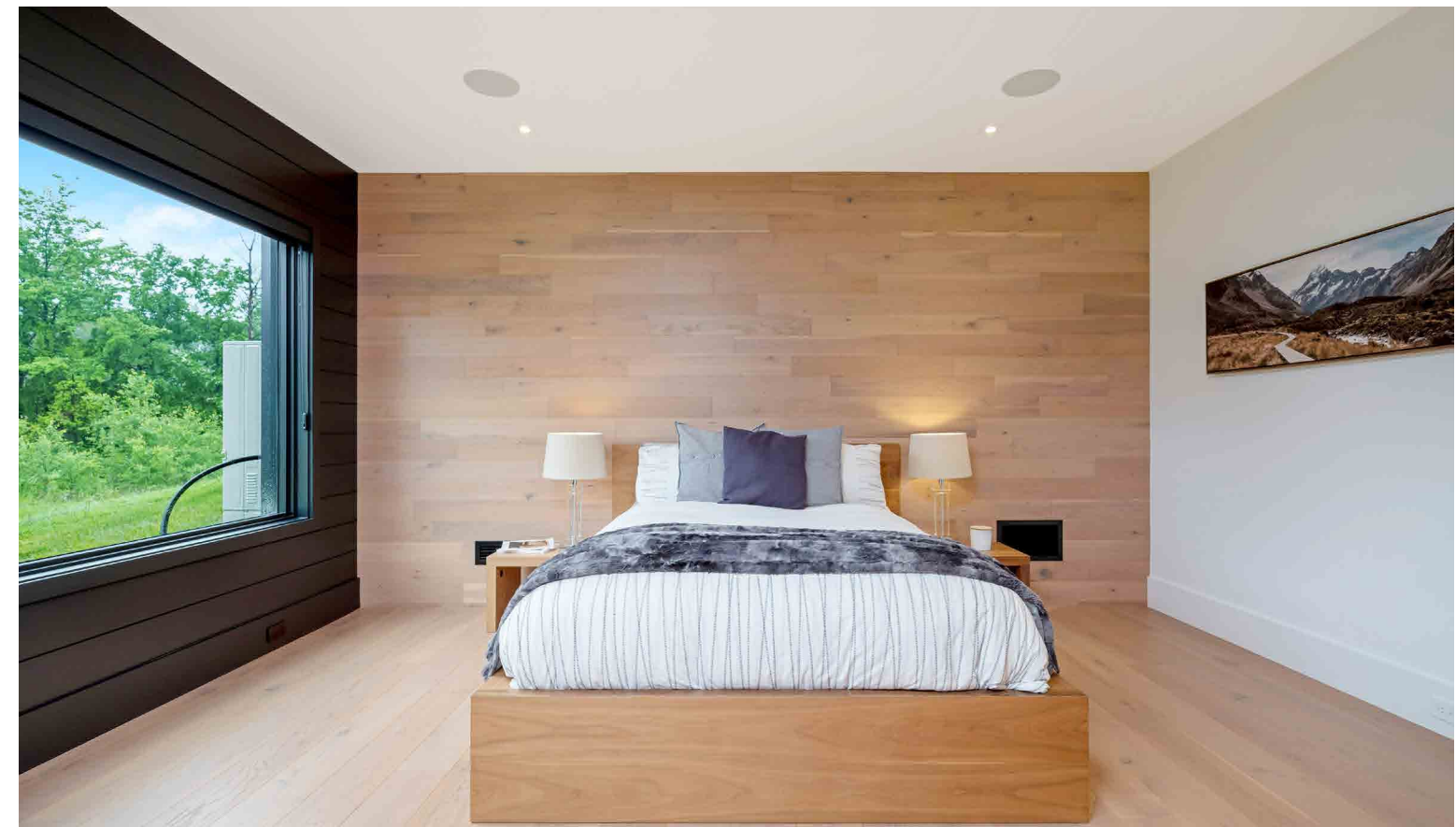
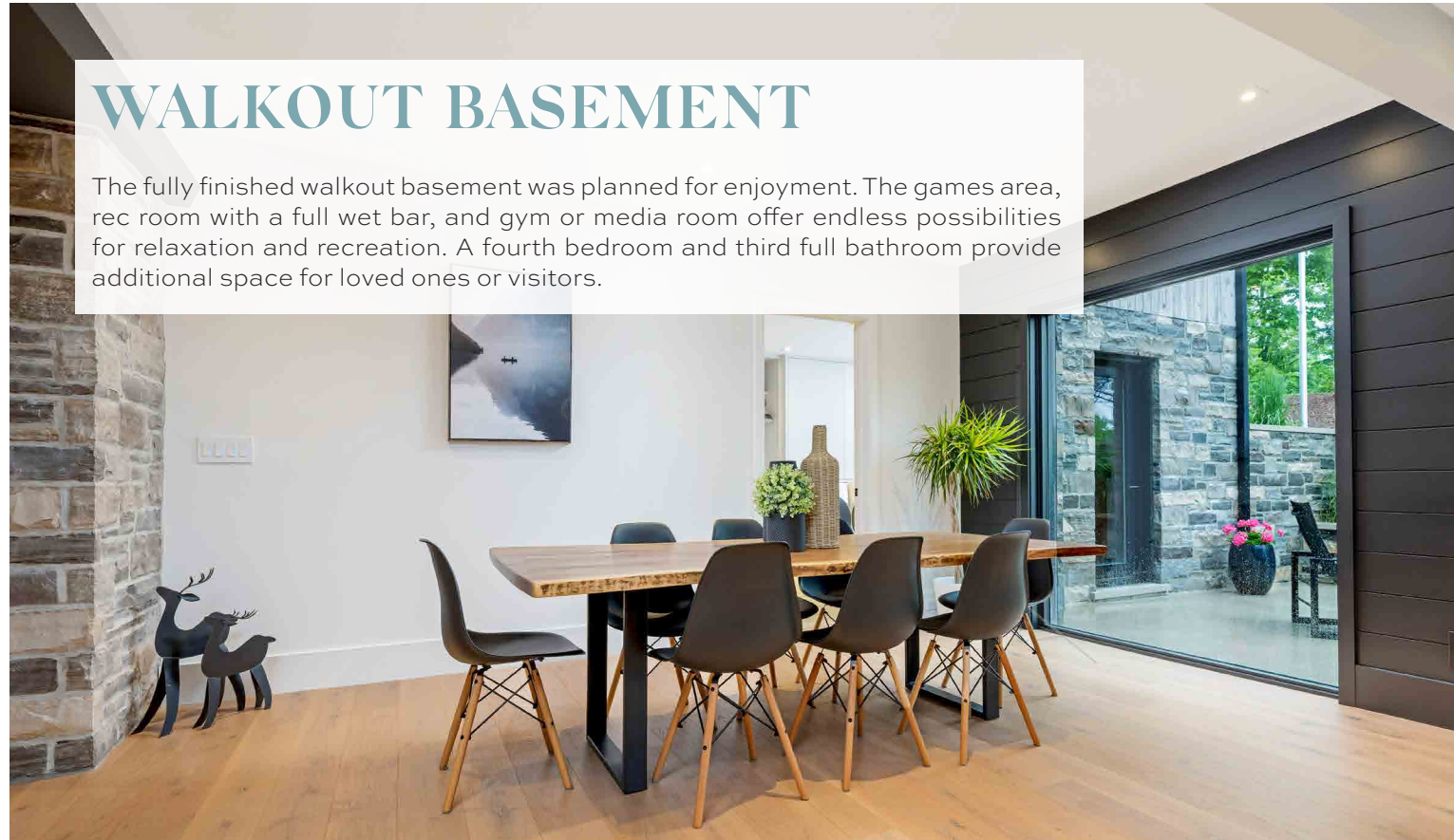


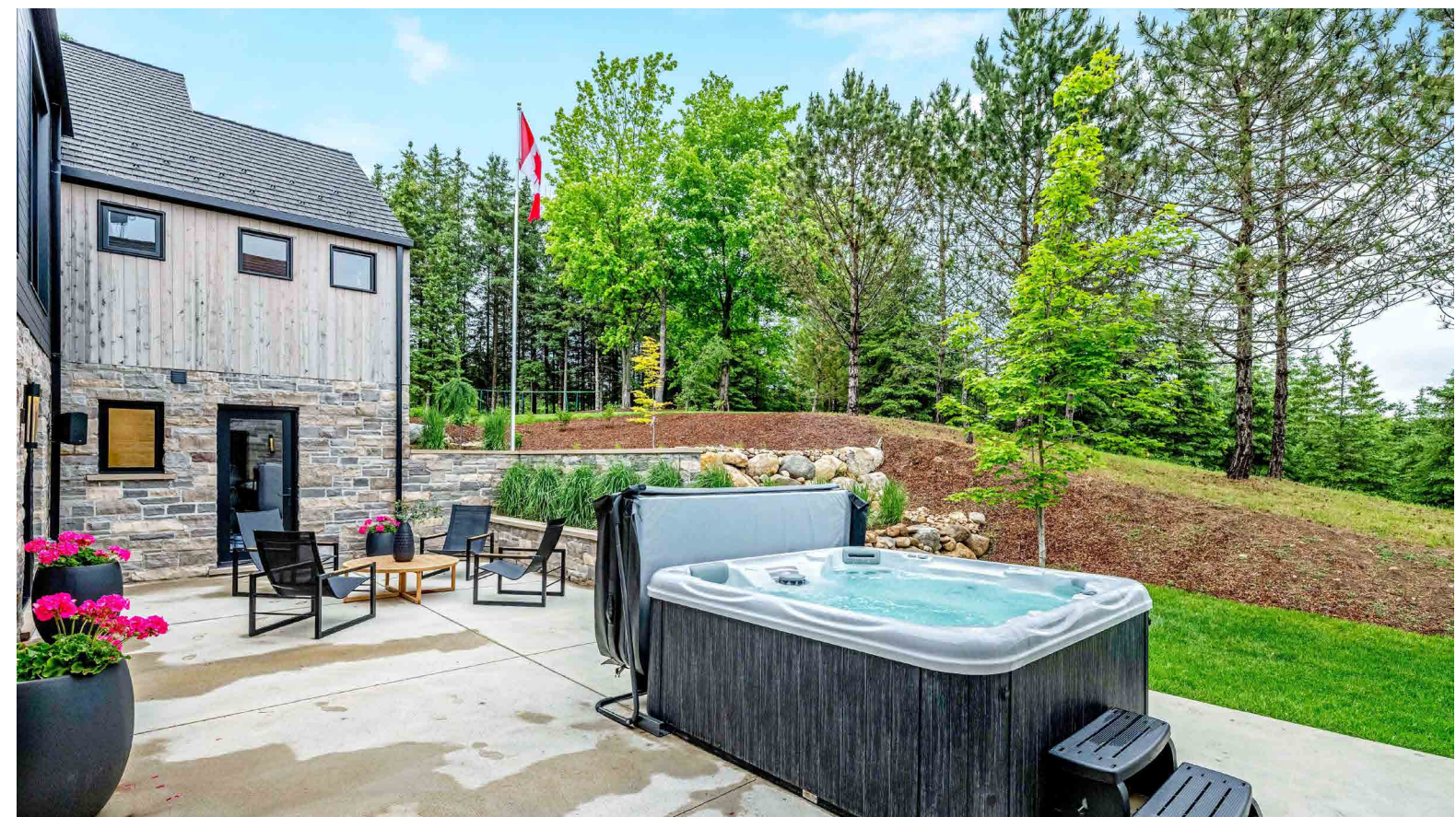
## SEMI ENSUITE BATHROOM



## WALKOUT BASEMENT

The fully finished walkout basement was planned for enjoyment. The games area, rec room with a full wet bar, and gym or media room offer endless possibilities for relaxation and recreation. A fourth bedroom and third full bathroom provide additional space for loved ones or visitors.





# Designed With Intention

## As much attention was paid to what is in the walls as to what is on the walls.

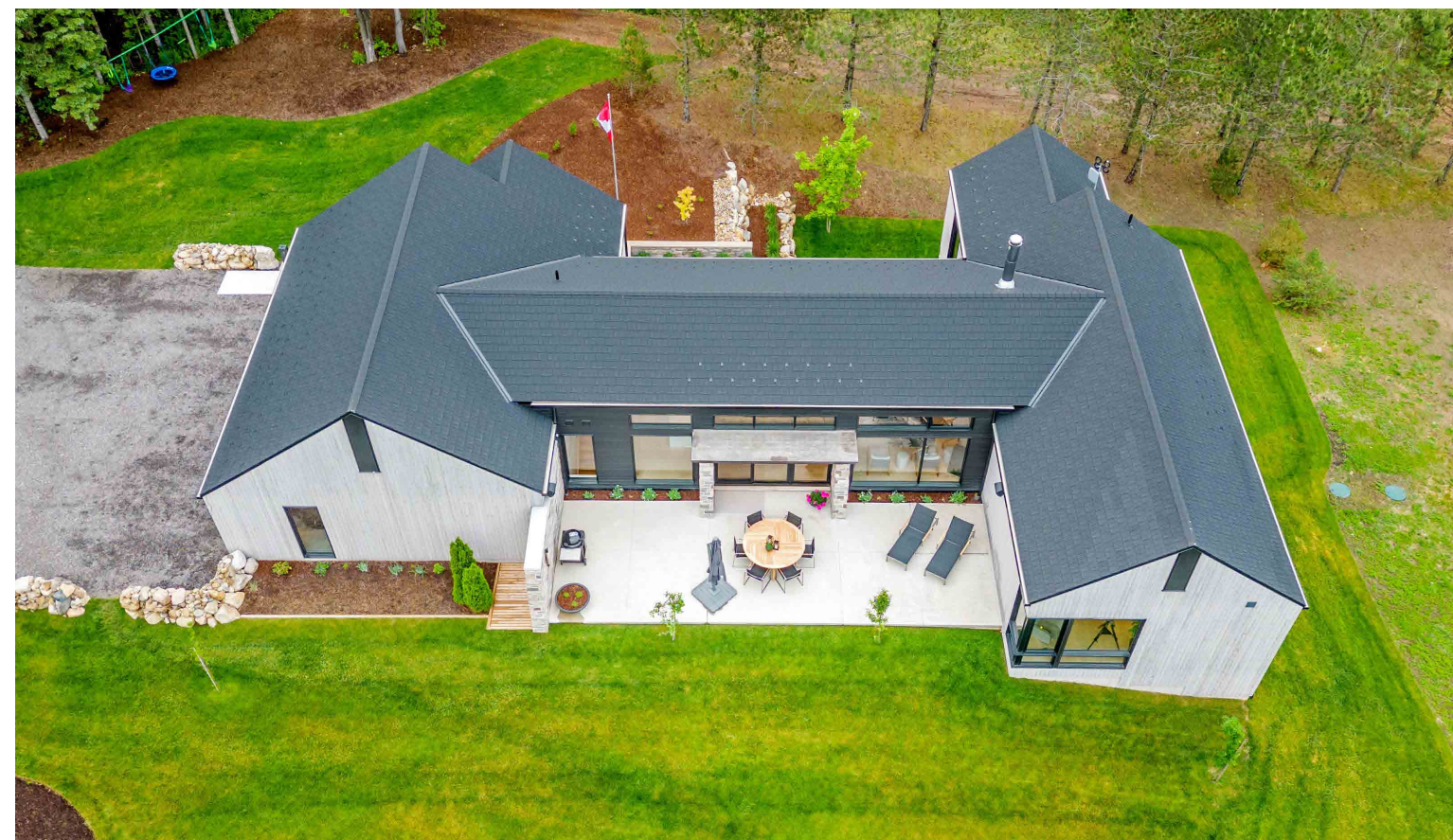
The priority of this build was to maximize quality, comfort, and energy efficiency and create a home that is not only timeless but ages well.

Using a combination of R-sheathing (creating a continuous exterior insulation system of R10) and spray foaming all exterior walls the home achieves an incredible R30 wall assembly. The entire basement slab was insulated with R10 rigid foam.

The home is heated and cooled with two Mitsubishi heat pumps. These units are incredibly quiet and efficient and split the home into two zones to maximize the comfort of its occupants. The first unit conditions the public living spaces while the second unit is dedicated to the private living areas of the home. During the colder seasons, you have the ability to keep sleeping areas cooler while having the living spaces where more time is spent slightly warmer all while saving energy, and vice versa in the warmer seasons.

Large custom functional gable vents not only provide a design statement but help condition the attic spaces in addition to the hidden eaves and ridge vents. With everything being electric in the home there is only one monthly utility bill and the entire annual expense for hydro was just \$4,685 (2022). The latest in smart home features assist with maximizing efficiency in this fully electric home through automation.

Given the natural rolling topography of the site all foundation drainage, rainwater leaders, and even basement plumbing are all drained by gravity without the need for sewage pumps or sump pumps. This eliminates the potential for water damage during a power outage or when equipment fails.



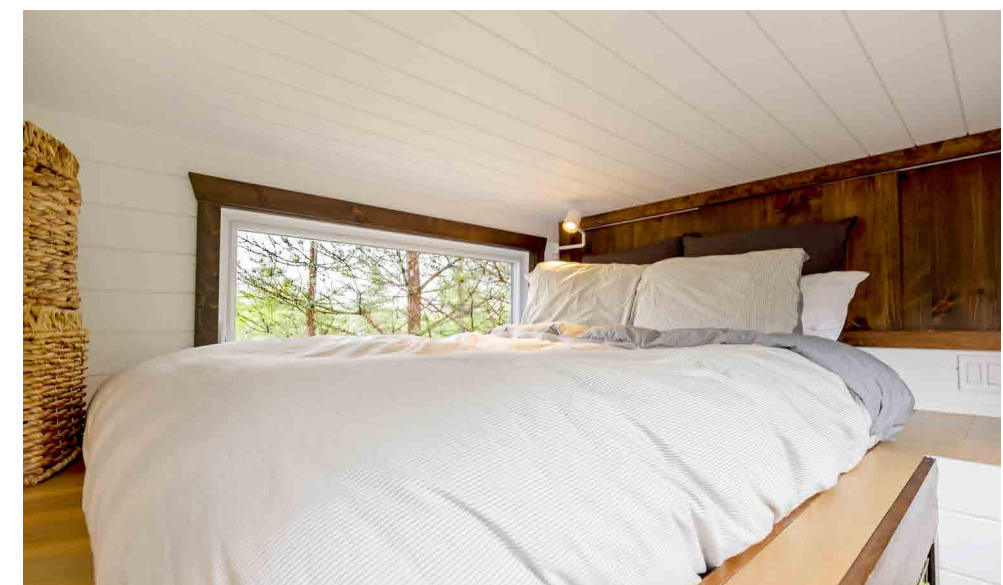


Set back from the house is an intimate hideaway, tucked into the woods overlooking the private pond. Sharing the same design elements and principles as the main house, this space provides an additional 350 square feet to unplug and reconnect with nature.

The interior includes a kitchen with apartment-sized appliances, a walkout living and dining area, two piece bathroom with composting toilet, and a loft bedroom with room for a queen size bed and 3.5 foot head clearance.

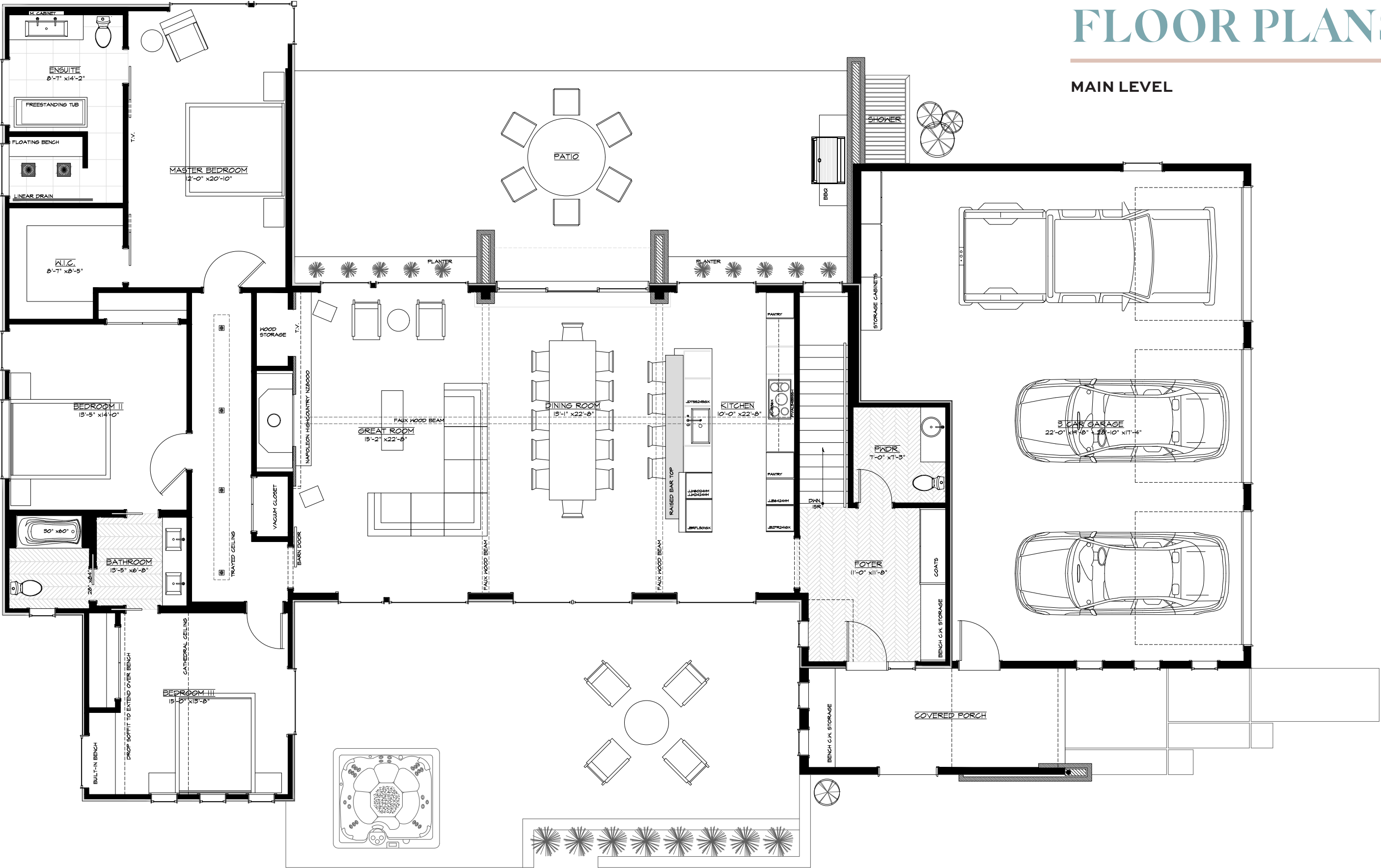
This space is fed directly from the main house and has a dedicated electric hot water heater. The walls are insulated with spray foam plus SIP panels in the floor and ceiling, and it is heated and cooled by a ductless heat pump/air conditioner.

Shiplap walls, wide plank hand-scraped hardwood flooring, and wood accent beams complete the interior, while the exterior is finished with a combination of wood siding and metal.



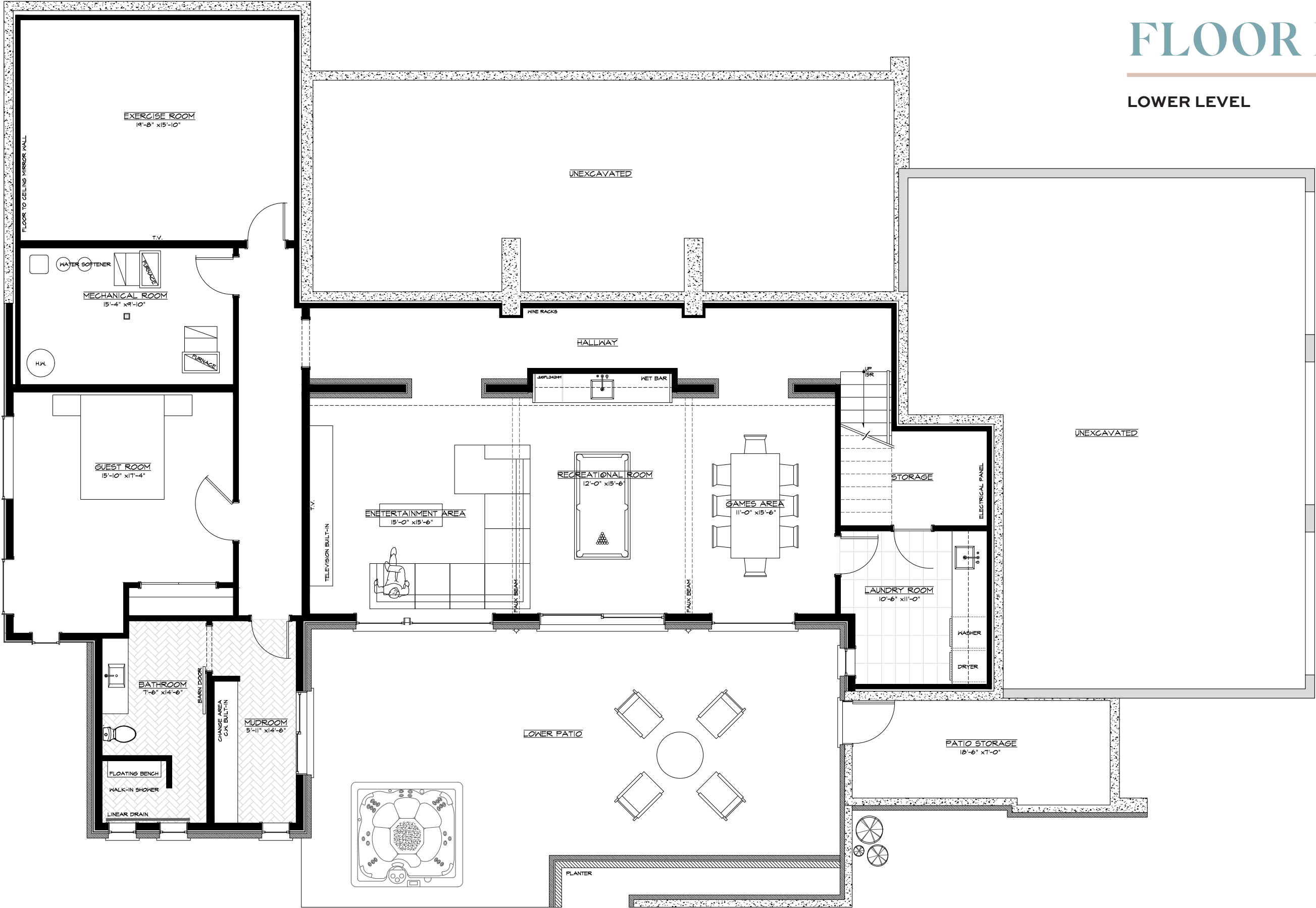
FLOOR PLANS

MAIN LEVEL



FLOOR PLANS

LOWER LEVEL



# HOUSE FEATURES

## WHOLE HOME

- Integrated smart home with server
- Lepage windows and doors
- Hunter Douglas PowerView blinds
- Emtek hardware throughout, including soft close barn and pocket doors
- Flush flooring transitions throughout
- Modern floor, wall, and ceiling vents
- Baseboard mounted outlets
- Laminated Strand Lumber studs
- Whole home surge protector

## MAIN LEVEL

### FRONT ENTRANCE

- Covered front porch with a Douglas Fir cathedral ceiling
- Custom bench with convenient garbage and recycling storage
- Additional storage below porch

### FOYER

- Heated tile flooring
- White oak built-in bench and closet
- Pot lights

### 2 PIECE POWDER ROOM

- Heated tile flooring
- Oversized floating vanity with stone countertop and tile accent wall
- Flush mount lighting

### KITCHEN

- Wide plank white oak engineered hardwood flooring
- Floor-to-ceiling windows overlook the front and backyard
- White oak sit-up breakfast bar with underlighting
- Custom cabinetry with waste organizers, double-layer drawers, soft close hinges and slides
- Caesarstone countertops
- Franke sink
- DAKboard
- Built-in JennAir smart appliances including separate fridge with water dispenser, freezer, dishwasher, steam oven, convection oven, induction cook-top, and coffee maker
- Clerestory windows

- Exposed Douglas Fir beams
- Pendant and pot lights
- White oak cathedral ceiling with built-in audio

### DINING ROOM

- Wide plank white oak engineered hardwood flooring
- In-floor electrical outlet
- Floor-to-ceiling windows overlook the backyard
- Sliding door walkout to the upper patio, with stone piers
- Shiplap accent wall
- Clerestory windows
- Exposed Douglas Fir beams
- Chandelier, pot lights and wall sconces
- White oak cathedral ceiling with built-in audio

### GREAT ROOM

- Wide plank white oak engineered hardwood flooring
- In-floor electrical outlet
- Floor-to-ceiling windows overlook the backyard
- Smart wall outlets
- Shiplap accent wall
- Napoleon linear wood burning fireplace with guillotine glass and screen enclosures, natural stone surround, white oak mantle, Caesarstone hearth, and firewood storage
- 65" Samsung Frame smart TV
- Clerestory windows
- Exposed Douglas Fir beams
- Chandelier, pot lights and wall sconces
- White oak cathedral ceiling

### PRIMARY BEDROOM

- Solid wood door
- Wide plank white oak engineered hardwood flooring
- Floor-to-ceiling windows overlook the backyard
- White Oak and shiplap feature walls
- Walk-in closet with built-ins

- 55" Samsung Frame smart TV
- Pot lights and wall sconces
- 9' ceiling
- Built-in audio

### 5 PIECE ENSUITE

- Barn door entry
- Heated tile flooring
- Floor-to-ceiling window overlooks the side yard
- Freestanding soaker tub
- Oversized walk-in shower with floating Caesarstone bench, dual rain shower heads and audio
- Floating double vanity with Caesarstone countertop
- Hidden medicine cabinet
- Pot lights, pendant and accent lighting
- 9' ceiling with built-in audio

### 2ND BEDROOM

- Wide plank white oak engineered hardwood flooring
- Double closet with built-ins
- Semi ensuite privilege
- Window overlooks the side yard
- Pot lights and pendant lighting
- 9' ceiling

### 3RD BEDROOM

- Wide plank white oak engineered hardwood flooring
- Double closet with built-ins
- Semi ensuite privilege
- Window seat with built-in storage overlooks the side yard, and a floor-to-ceiling window overlooks the lower patio
- Pot lights, chandelier and wall sconces
- 9' cathedral ceiling

### 5 PIECE SEMI ENSUITE

- Pocket door entry
- Heated tile flooring
- Tub and shower combo with textured tile surround and rain shower head
- Floating double vanity with Caesarstone countertop
- Separate water closet



- Pot lights, pendant and accent lighting

## LOWER LEVEL

### ENTERTAINMENT AREA

- Wide plank white oak engineered hardwood flooring
- Natural stone and shiplap walls
- Floor-to-ceiling window overlooks the backyard
- Built-in entertainment cabinet
- Pot lights
- 9’ ceiling with built-in audio

### REC ROOM

- Wide plank white oak engineered hardwood flooring
- Natural stone and shiplap walls
- Wet bar with Caesarstone countertop, glass cabinets, and JennAir beverage fridge with motion light
- Sliding door walkout to the lower patio
- Chandelier and pot lights
- 9’ ceiling

### ADDITIONAL FEATURES

- 4.3 acres, regulated by the Grand River Conservation Authority
- Private driveway with parking for 8 vehicles
- Natural stone and rough-cut vertical tongue and groove cedar siding with weather-stain
- Euro-shield rubber shingles with 50 year warranty
- Attached oversized 3 car garage, insulated and finished with concrete flooring, 5 foot tile backsplash, gear track, hot/cold softened water, Gladiator cabinets, 10'x8' doors with remote openers, glass man door, and pot lights
- Detached 1.5 car garage with 12'x8' door with remote opener, glass man door, and 10' ceiling
- Outdoor shower
- 2 “courtyard” concrete patios, upper and lower level with outdoor audio

### GAMES ROOM

- Wide plank white oak engineered hardwood flooring
- Natural stone, and shiplap walls
- Floor-to-ceiling window overlooks the backyard
- Pot lights
- 9’ ceiling

### GYM/MEDIA ROOM

- Solid wood door entry
- Cork flooring
- Wall-to-wall floor-to-ceiling mirrors
- Pot lights
- 9' ceiling
- Potential home theatre

### 4TH BEDROOM

- Wide plank white oak engineered hardwood flooring
- Floor-to-ceiling windows overlook the side yard
- Double closet with custom built-ins
- Pot lights

- 9’ ceiling with built-in audio

### MUD ROOM

- Heated tile flooring
- Built-in storage bench and closets
- Walkout to the lower patio
- Pot lights

### 3 PIECE BATHROOM

- Barn door entry
- Heated tile flooring
- Walk-in shower with floating Caesarstone bench
- Oversized floating vanity with Caesarstone countertop
- Pot lights

### LAUNDRY ROOM

- Tile flooring
- Double linen closet
- Whirlpool washer and dryer set
- Caesarstone countertop with stainless steel laundry sink
- Built-in storage
- Pot lights

- continuous R10 insulation
- R10 insulation under entire basement slab
- Basement foundation walls all spray foamed R20 continuous insulation (walls at walk-out are R10+R20=R30)
- Main floor walls all spray foamed R20 (total wall assembly is R10+R20=R30 )
- Attic insulated to R60
- Cathedral ceilings spray foamed to R31
- Roughed-in electric vehicle charging in the attached garage, center bay
- Roughed-in solar, 2" conduits run from the south roof to the mechanical room over to the outdoor storage
- Roughed-in sprinkler, landscape lighting, and pool
- Roughed-in security system

*Note: The information contained herein has been provided by the home owner and is to be verified by the Buyer.*



# LISA HARTSINK BROKER

COMPASSION LED REALTY TEAM



COMPASSION · INTEGRITY · PERFORMANCE

[lisa@lisahartsink.com](mailto:lisa@lisahartsink.com) | 905.873.9944 | [LisaHartsink.com](http://LisaHartsink.com)



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