



LISA HARTSINK BROKER

COMPASSION LED REALTY TEAM



14188 Winston Churchill Blvd
Terra Cotta

LISAHARTSINK.COM 905.873.9944

LISA HARTSINK

Broker

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

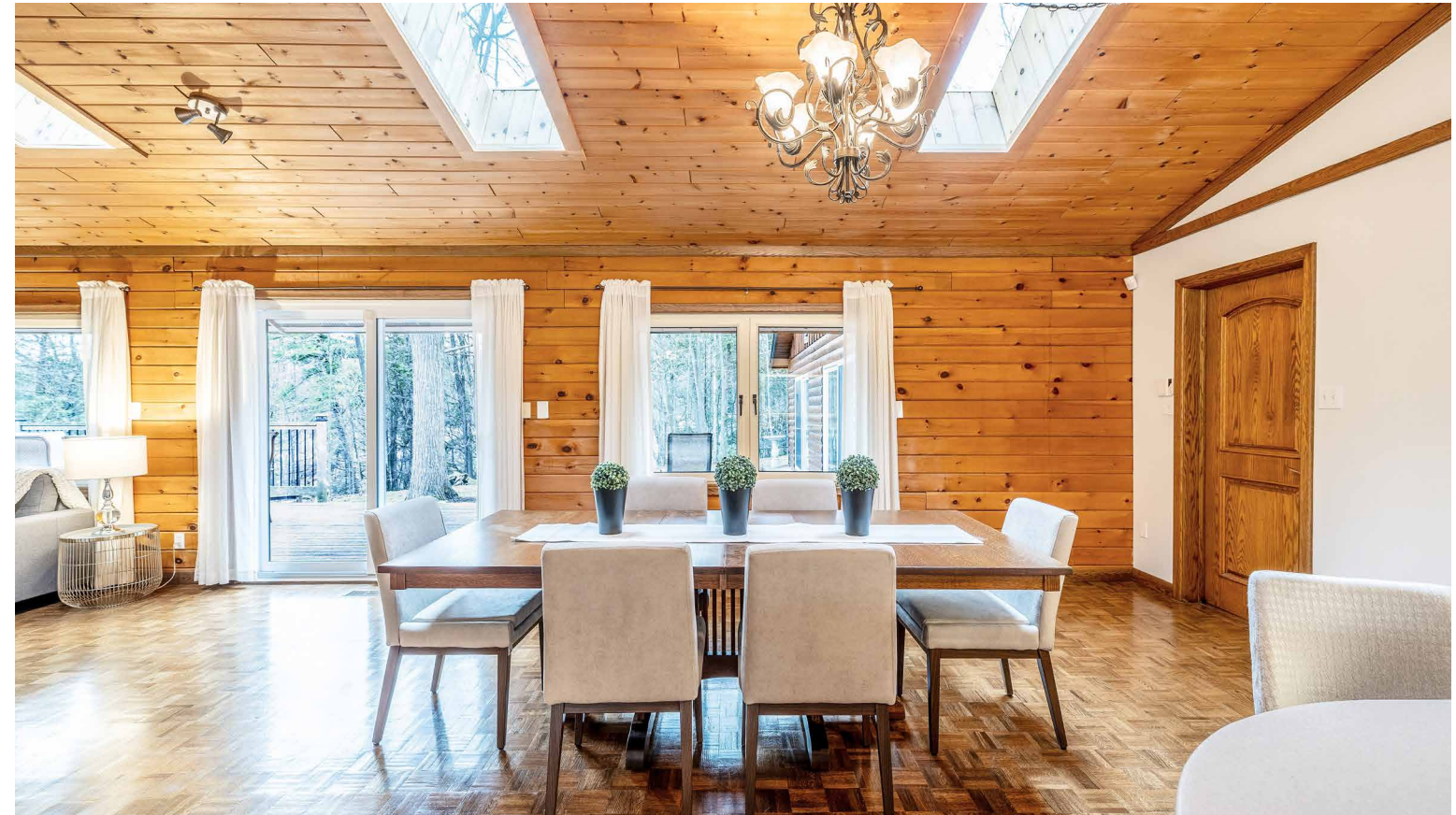
Broker

Compassion Led Realty Team



Lisa

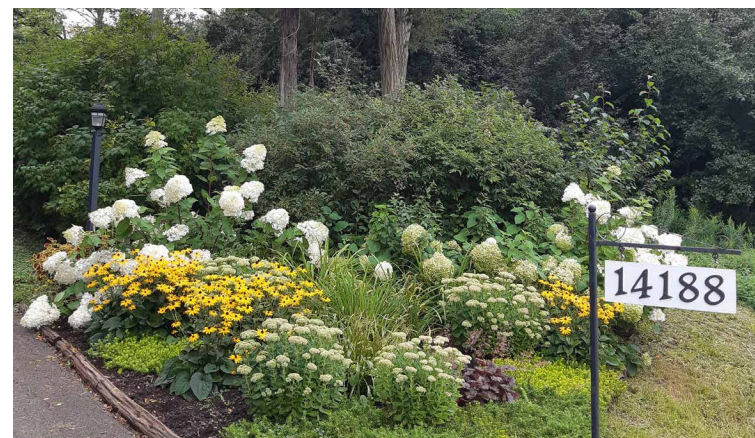
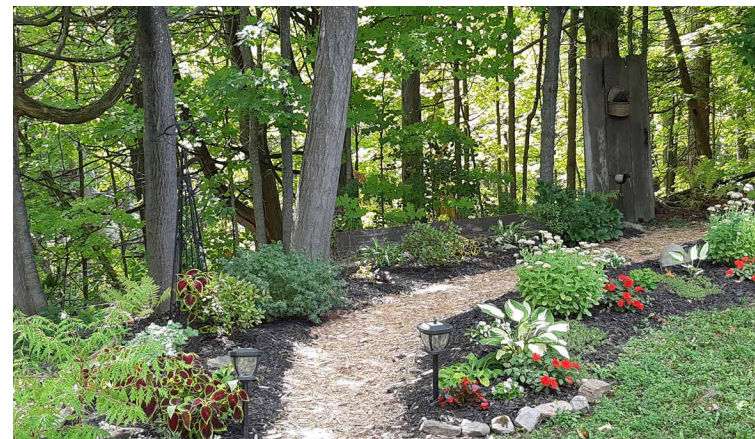
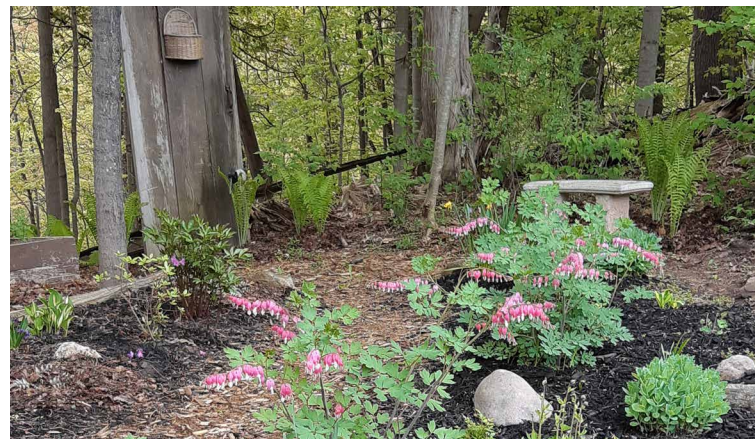
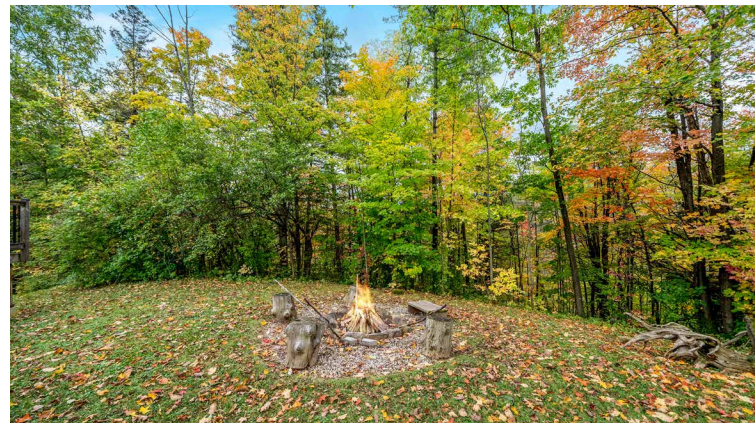












HOUSE FEATURES

MAIN LEVEL

FRONT ENTRY & FOYER

- Covered, stamped concrete porch with exterior pot lights and pendant lighting
- Solid wood double door entry
- Tile flooring
- Custom built-ins with organizers and coat cubby
- Pendant lighting

LIVING ROOM

- Double doors from foyer, solid wood with glass inserts
- Open concept
- Parquet flooring
- High Efficiency Jotul wood stove with tile flooring below, and slate tile behind, WETT certified 2014
- Large window overlooking backyard and sliding door walkout to deck
- Pot lights and ceiling fan
- Pine panelled cathedral ceiling with exposed beam

DINING ROOM

- Open concept
- Parquet flooring
- Large window overlooking backyard
- Chandelier
- Pine panelled cathedral ceiling with exposed beam

KITCHEN

- Open concept
- Tile flooring
- Stainless steel Ikea wall oven, Miele cook top, stainless steel Broan hood fan, Kenmore fridge, Bosch dishwasher, Panasonic microwave
- Corian countertops
- Tumbled marble backsplash
- Cabinetry with solid wood doors, pots and pan drawers, corner Lazy Susans, under cabinet lighting, and display shelf
- Double sink with side draining pan
- Window overlooking front yard
- Pendants and track lighting

- Pine panelled cathedral ceiling with exposed beam

MUD ROOM

- Tile flooring
- Cabinetry and countertop with sink
- Garage access
- Walkout to breezeway and pool house
- Flush mount lighting

HALLWAY

- Tile flooring
- Textured walls
- Linen closet
- Staircase to basement with wood railing and pickets
- Flush mount and spot lighting
- Skylight

2 PIECE POWDER ROOM

- Tile flooring and wainscoting
- European wall-mount toilet
- Large floating vanity with one-piece ceramic sink and counter
- Vanity mirror with glass shelf
- Vanity lighting

1ST BEDROOM

- Broadloom
- Large window overlooking front yard
- Wardrobe
- Ceiling fan

2ND BEDROOM

- Broadloom
- Large window overlooking front yard and walkout to deck
- Wardrobe
- New flush mount lighting

5 PIECE FAMILY BATHROOM

- Tile flooring
- Tile wainscoting
- Tub/shower combo with tile surround and extra deep bathtub
- European wall-mount toilet
- Large vanity with double ceramic sink, built-in cabinets, mirrored medicine cabinet, and vanity lighting
- Privacy window
- Cedar panel ceiling

3RD BEDROOM

- Parquet flooring

- Large window overlooking backyard and walkout to deck
- Wardrobe
- New flush mount lighting

BASEMENT

- Lots of clean dry storage
- Roughed-in plumbing for kitchen or bath in storage room adjacent to 3 piece bathroom

FAMILY ROOM

- Open concept
- Parquet flooring
- Large window overlooking backyard, above grade window overlooking front yard, and walkout to side yard and stamped concrete porch
- Flush mount lighting

3 PIECE BATHROOM

- Tile flooring and wainscoting
- European wall-mount toilet
- Wall-mount sink
- Vanity mirror with glass shelf
- Vanity lighting
- Shower with tile surround and glass door

REC ROOM

- Open concept
- Parquet flooring
- Textured walls with red cedar wainscoting
- Wood fireplace with tile surround (not certified, non-functional)
- Brunswick convertible pool table with ping pong top (included)
- Large window overlooking side yard
- Pot lights

OFFICE

- Tile flooring
- Above grade window
- Red cedar wainscoting
- Ceiling fan
- Pine panelled ceiling

LAUNDRY ROOM

- Tile flooring and wainscoting
- LG washer, Kenmore dryer



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

HOUSE FEATURES

- Built-in storage cubby
- Laundry sink

2 PIECE POWDER ROOM

- Tile flooring and wainscoting
- European wall-mount toilet
- Wall-mount sink
- Vanity mirror with glass shelf
- Vanity lighting

DETACHED POOL HOUSE

- Insulated, extended-season building with matching pine log panel exterior
- Pine panel walls and ceiling
- Approx. 18ft x 36ft bromine or chlorine indoor pool with concrete surround, 4ft shallow to 8ft deep
- Diving board and ladder
- Dedicated Dectron dehumidifier, (non-functional) roughed-in for boiler
- New Raypack heater, approx. 2023
- Suspended canoe holder and upright kayak storage rack
- 13 sliding door walkouts
- Wall sconces and spotlight
- 4 skylights, approx. 2016
- Dedicated propane tank for heater

EXTERIOR FEATURES

- Solid pine log home, exterior refinished approx. 2020-2023
- Bruce Trail and Caledon Trailway access nearby
- Surrounded by forested valley with creek, and backing onto Terra Cotta Conservation area
- Long private driveway with lamp posts and perennial garden at road
- 2 car garage with brand new single opener and remote, workbench, shelving, storage cabinets, and 2 windows overlooking side yard
- Detached and insulated extended-season pool house
- Ample perennial gardens in front and back, plus raised garden beds and rain barrels
- Matching pine log panel garden shed
- Wraparound deck on two sides plus stamped concrete patio and porch
- Fire pit area

- Covered firewood storage
- Eaves and downspouts approx. 2019

ADDITIONAL FEATURES

- Exposed solid pine log walls
- Solid oak doors and trim throughout
- Geothermal water furnace
- Honeywell heat recovery ventilator, (non-functional, as is)
- John Wood hot water tank, owned, approx. 2022
- Pure Wave water softener, owned, approx. 2022
- 160ft bored and drilled well plus four 100 gallon indoor cistern tanks
- UV filtration system, approx. 2023
- Solid waste ejector and sump pump, serviced approx. 2020
- Original Low E Argon “Turn & Tilt” windows
- All shingles approx. 2016
- 200 amp copper panel
- Security system, not monitored
- Central vacuum, replaced 2024

SCHOOLS

Peel District School Board		Halton District School Board		Dufferin-Peel Catholic District School Board	
ENGLISH					
JK - GR06	Belfountain PS	JK - GR05	Glen Williams PS	JK - GR08	St. Evan CES
GR07 - GR08	Caledon Central PS	GR06 - GR08	Centennial PS	GR09 - GR12	Robert F Hall CSS
GR09-GR12	Mayfield SS	GR09 - GR12	Georgetown District		
FRENCH IMMERSION					
GR01 - GR08	Herb Campbell PS	GR02 - GR05	George Kennedy PS	GR01 - GR08	Our Lady of Providence
GR09 - GR12	Humberview SS	GR06 - GR08	Centennial PS	GR09 - GR12	Cedinal Leger CSS
		GR09 - GR12	Georgetown District		

School boundary information can be confirmed at:
<https://businfo.stopr.ca/Eligibility.aspx?Page=School>
<https://www.hdsb.ca/schools/Pages/Find-My-Local-School.aspx>



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