



LISA HARTSINK BROKER

COMPASSION LED REALTY TEAM



7433 5 Sideroad
Halton Hills

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.

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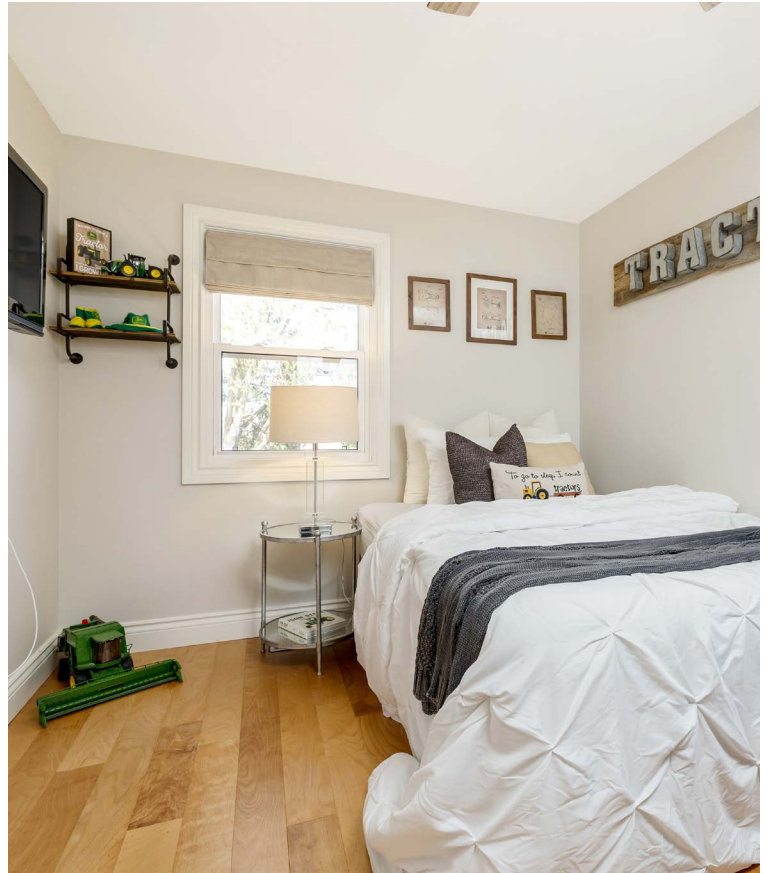




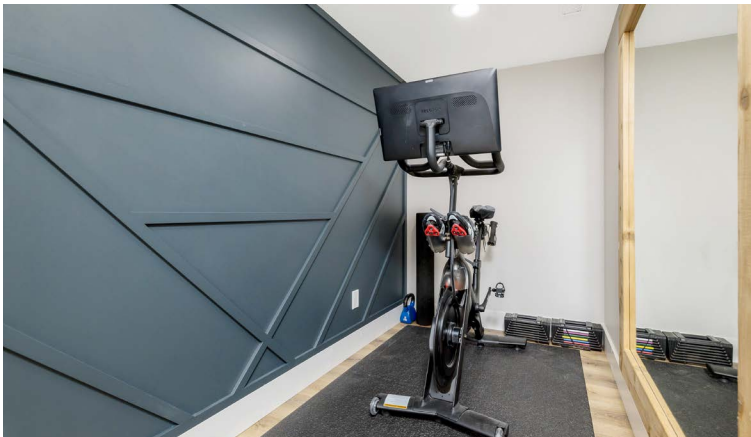
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HOUSE FEATURES

MAIN LEVEL

LIVING ROOM

- Open concept
- Wide plank hardwood flooring
- Barnboard feature wall
- Electric fireplace with barnboard surround and shelving
- Window overlooking front yard
- Ceiling fan and pot lights
- Exposed wood beam

EAT-IN KITCHEN

- Open concept
- Wide plank hardwood flooring
- Wood top island with power outlet, seating for up to 10, and pendant lighting above
- Granite countertops
- Mosaic tile backsplash
- Hutch for extra storage
- Cabinets with soft close hinges and slides
- Double sink with pull-down faucet
- Floating shelves
- 2 windows overlooking the side yard
- Stainless steel appliances: LG fridge, electric stove, and dishwasher; Broan range hood
- Pot lights

4 PIECE FAMILY BATHROOM

- Tile flooring
- White-washed boardboard walls and ceiling
- Cast iron claw foot tub with showerhead
- Vanity with semi-recessed sink
- Mirror with medicine cabinet
- Storage cabinet and shelving
- Chandelier and vanity lighting

UPPER LEVEL

HALLWAY

- Wide plank hardwood flooring
- Built-in closet
- Wainscoting

PRIMARY BEDROOM

- Solid maple hardwood flooring
- Walk-in closet

- French door walkout to covered deck overlooking escarpment
- 2 windows overlooking front yard
- Ceiling fan and pot lights
- Vaulted, wood panelled ceiling

3 PIECE ENSUITE BATHROOM

- Pocket door entry
- White-washed barnboard walls
- Tile flooring
- Walk-in shower with tile surround and rainfall shower head
- Custom vanity with vessel sink
- Mirror with medicine cabinet
- Window overlooking backyard
- Ceiling and vanity lighting
- Wood panel ceiling

2ND BEDROOM

- Barn door entry
- Wide plank hardwood flooring
- Single closet with shelving
- Window overlooking backyard
- Ceiling fan

3RD BEDROOM

- Wide plank hardwood flooring
- Single closet with barn door
- 2 windows overlooking side yard
- Ceiling fan

LOWER LEVEL

FAMILY ROOM

- Birch engineered hardwood flooring with DRICORE sub-floor
- Storage nook
- Built-in shelving
- Above grade window overlooking side yard
- Pot lights

LAUNDRY ROOM

- Barn door entry
- Hardwood flooring
- LG washer and dryer
- Amana fridge
- Storage and utilities
- Pot lights

GYM

- Pocket door entry
- Luxury vinyl plank flooring

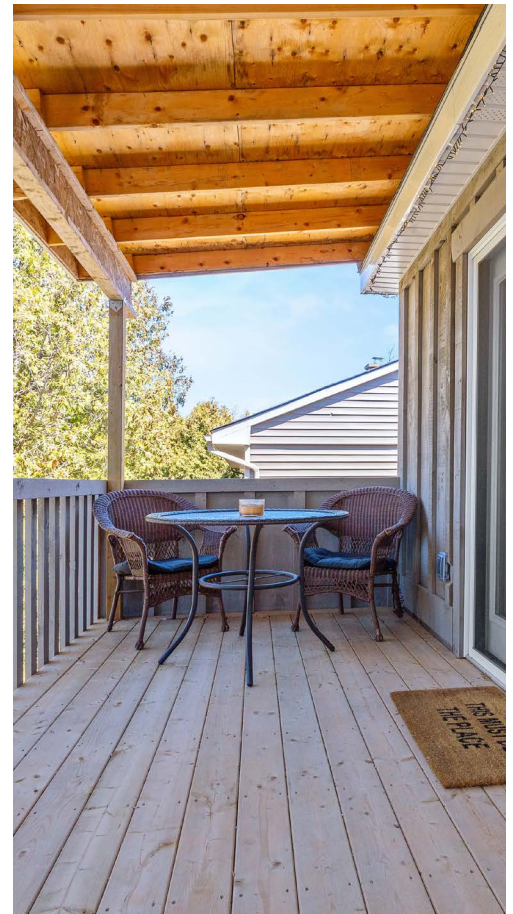
- Feature wall
- Television nook
- Large wall mirror
- Pot lights

2 PIECE POWDER ROOM

- Luxury vinyl plank flooring
- White-washed barnboard walls
- Single vanity with matte black faucet
- Mirror with medicine cabinet
- Macerating toilet
- Storage cabinet
- Pot lights
- Access to sump pump and electrical panel

4TH BEDROOM

- Luxury vinyl plank flooring
- Walk-in closet with pocket door and organizers
- Large egress window overlooking side yard
- Pot lights



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

HOUSE FEATURES

ADDITIONAL FEATURES

- All renovations done within 5 years, including plumbing and electrical
- Board and baton siding
- Covered front and side entryways
- Solid wood exterior doors with 6-pane windows and Schlage locks
- Oversized 24x27ft double car garage with 60amp sub-panel, built-in shelving, and metal cabinets
- 10x10ft board and baton shed with double door entry, 2nd level storage, power and motion lights
- BBQ gazebo and sit up bar area
- Stone patio with built-in seating
- Above ground saltwater pool (2021)
- Hayward heater, salt generator, pump, sand filter, gated fence and pool deck, waterfall, premium solar reel (2022)
- RV trailer parking pad and patio with full hook ups (water, 30amp service, plus ethernet cable from house)
- Interlock fire pit area with outdoor movie screen frame
- Kids treehouse and playset
- Perimeter wired for invisible fence
- Raised garden boxes with trellis for climbing vegetables
- 1,200gal septic tank, approx. 2018
- Tempstar air conditioner, approx. 2005 - new capacitor
- Tempstar furnace, approx. 2006
- Eccotemp tankless water heater, owned, approx. 2023
- RainFresh water softener, owned approx. 2018
- RainFresh UV system, approx. 2018
- Reverse osmosis, approx. 2018
- Jet pump, approx. 2019
- Sump pump, approx. 2021
- 2,000gal cistern, approx. 2022
- Shingles approx. 2018, addition approx. 2021
- Windows approx. 2016, addition approx. 2021
- Interior 100amp and upgraded 200amp copper panels



SCHOOLS

Halton District School Board		Halton Catholic District School Board	
ENGLISH			
JK- GR08	Martin Street Public School	JK - GR08	Holy Rosary CES
GR09 - GR12	Milton District High School	GR09 - GR12	Bishop P. F. Reding CSS
FRENCH IMMERSION			
GR02 - GR08	Martin Street Public School	GR01 - GR03	St. Peter CES
GR09 - GR12	Milton District High School	GR04 - GR05	St. Scholastica CES
		GR06 - GR08	St. Benedict
		GR09 - GR12	Bishop P. F. Reding CSS

School boundary information can be confirmed at:
<https://www.hdsb.ca/schools/Pages/Find-My-Local-School.aspx> & <https://schoolplanning.hcdsb.org/find-your-school/>



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