



LISA HARTSINK BROKER

COMPASSION LED REALTY TEAM



25 Caroline Street
Georgetown

LISAHARTSINK.COM 905.873.9944





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SCHOOLS

Halton District School Board		Halton Catholic District School Board	
ENGLISH			
JK- GR05	Glen Williams Public School	JK - GR08	St. Francis of Assisi
GR06 - GR08	Centennial Public School	GR09 - GR12	Christ the King CSS
GR09-GR12	Georgetown District HS		
FRENCH IMMERSION			
GR02 - GR05	George Kennedy PS	GR01 - GR03	St. Catherine of Alexandria CES
GR06 - GR08	Centennial Public School	GR04 - GR08	St. Brigid CES
GR09 - GR12	Georgetown District HS	GR09 - GR12	Christ the King 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/>

HOUSE FEATURES

MAIN LEVEL

FRONT ENTRANCE

- Single door entry with sidelites
- Hardwood flooring
- Coat closet
- Crown moulding
- Flush mount lighting

DINING ROOM

- Hardwood flooring
- Built-in hutch
- Large window overlooking front yard
- Chandelier with ceiling medallion
- Crown moulding

KITCHEN

- Vinyl tile flooring
- French door to basement and side entry
- White shaker style cabinetry including soft close drawers, corner lazy Susan, pot and pans drawers, undercabinet lighting, and crown moulding
- Corian countertops
- Oversized single sink with pull down faucet, reverse osmosis tap
- Mosaic tile backsplash
- Stainless steel appliances: Whirlpool stove, fridge, and built-in microwave, Kenmore dishwasher
- 2 large windows overlooking front and side yards
- Pendant and flush mount lighting

LIVING ROOM

- Hardwood flooring
- Oversized picture window overlooking front yard with valance lighting
- Casement window overlooking side yard

HALLWAY

- Hardwood flooring
- Walk-in pantry plus additional deep pantry cabinet above stairs
- Linen storage

- 2 pendant lights
- Crown moulding

PRIMARY BEDROOM

- Hardwood flooring
- His & hers closets
- 2 windows overlooking side and back yards with custom blinds
- Pendant lighting with ceiling medallion
- Crown moulding

4 PIECE FAMILY BATHROOM

- Vinyl tile flooring
- Tile wainscoting
- American Standard toilet
- Tub with shower head
- Wall-to-wall double vanity
- Wallpaper feature wall
- Double mirrors with vanity lighting
- Privacy window overlooking backyard
- Flying crown moulding
- Exhaust fan

2ND BEDROOM

- Hardwood flooring
- Double closet with mirrored doors
- Window overlooking backyard
- Flush mount lighting

3RD BEDROOM

- Hardwood floor
- Double closet with mirrored doors
- Window overlooking backyard
- Pendant lighting

BASEMENT

LAUNDRY ROOM

- Painted concrete floor
- Kenmore front load washer and gas dryer
- Laundry tub
- Above grade window

UTILITY AND STORAGE ROOM

- Painted concrete flooring
- Wood panelled walls
- Chambers chest freezer
- Cold room

WORKSHOP

- Workbench and storage
- 2 above grade windows

3 PIECE BATHROOM

- Painted concrete floor
- Wood panelled walls
- American Standard toilet
- Corner glass shower stall
- Floating sink
- Medicine cabinet
- Drop ceiling with recessed lighting and exhaust fan

REC ROOM

- Painted concrete floor
- Wood panelled walls
- Wood burning fireplace with brick surround
- Above grade windows facing side and back yards



ADDITIONAL FEATURES

- Dual zoning, with redevelopment potential
- Long circular driveway
- Detached 24ft x 24ft double car garage with 2 windows and remote openers
- Garden shed
- Fully fenced yard including decorative split-rail fence
- English Country perennial gardens
- Stone patio, walkway, retaining wall flower bed and front steps
- Luxaire furnace, approx. 2002
- Carrier air conditioner, approx. 1987
- Rheem hot water tank, rented, approx. 2016
- Kinetico water softener, owned, approx. 2015
- PA-E reverse osmosis, approx. 2017
- Generac backup generator
- Eureka central vacuum
- Honeywell thermostat
- 100 amp panel

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

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.

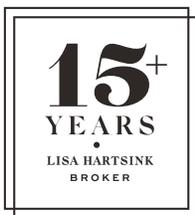
I can help you buy or sell a house anywhere in Ontario, I am well connected with Royal LePage - Canada's Real Estate Company. My primary focus is in the communities of Georgetown, Glen Williams, Acton, Erin, Hillsburgh and Rockwood, but also service Caledon, Milton, Oakville, Burlington, Mississauga 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.

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Broker of Record

Compassion Led Realty Team



MCGILLIVRAY™

Trusted

Erin & Hillsburgh, Ontario





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COLDWELL BANKER

**ELEVATE REALTY,
BROKERAGE**



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