



# LISA HARTSINK BROKER

COMPASSION LED REALTY TEAM



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*Georgetown*

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# HOUSE FEATURES

## MAIN LEVEL

### FRONT ENTRANCE

- Concrete porch and interlock walkway
- Recessed soffit lighting
- Front door with window and sidelites (2019)
- One-piece linoleum flooring
- Coat closet
- Crown moulding
- Flush mount lighting

### LIVING ROOM

- Double French doors
- Oak hardwood flooring
- Bay window overlooking front yard
- Crown moulding

### DINING ROOM

- Hardwood flooring
- Chair rail moulding
- Bay window overlooking side yard
- Chandelier with medallion
- Crown moulding

### HALLWAY

- Broadloom and DuraCeramic vinyl tile flooring
- Broadloom stairs
- Access to garage
- Walk-in closet with added storage

### 2 PIECE POWDER ROOM

- DuraCeramic vinyl tile flooring
- Kohler toilet
- Updated single vanity
- Vanity lighting
- Window overlooking side yard with built-in blinds
- Crown moulding

## UPPER LEVEL 1

### 2ND BEDROOM

- Broadloom
- Large window overlooking backyard and ravine
- Double closet

### 3RD BEDROOM

- Broadloom
- Large window overlooking

backyard and ravine

- Double closet

### 3 PIECE FAMILY BATHROOM

- One-piece vinyl flooring
- Large step-in shower with tile surround (2023)
- Kohler toilet with storage cabinet above
- Updated single vanity
- Vanity lighting
- Exhaust fan

## UPPER LEVEL 2

### PRIMARY BEDROOM

- Broadloom
- 2 large, walk-in, his and her closets with laminate flooring
- Bay window overlooking front yard
- Crown moulding

### 3 PIECE ENSUITE BATHROOM

- Vinyl tile flooring
- American Standard toilet
- Soaker stand alone tub, 2021
- Large single vanity with granite countertop
- Vanity and flush mount lighting
- Wood panelled vaulted ceiling
- Skylight with outer blind

## LOWER LEVEL 1

### KITCHEN

- Fully remodelled (2016)
- DuraCeramic vinyl tile flooring
- Pantry
- Updated cabinetry with undercabinet lighting, soft close hinges and slides, half-moon lazy Susan, and crown moulding above
- Granite countertops
- Porcelain tile backsplash
- Slate GE appliances: stove, fridge, built-in microwave, dishwasher
- Recessed and pendant lighting

### BREAKFAST AREA

- DuraCeramic vinyl tile flooring
- Sliding door walkout to side yard

and interlock patio

- Large window overlooking backyard and ravine
- Chandelier

## LOWER LEVEL 2

### FAMILY ROOM

- Hardwood flooring
- Window facing backyard
- Oversized sliding door walkout to deck and backyard
- Remote controlled gas fireplace with brick surround and wood mantle
- Floating wood beam accents
- Ceiling fan and spot lighting

## BASEMENT

### REC ROOM

- Vinyl plank flooring
- Storage closet with vinyl tile flooring
- Egress window facing side yard
- Drop ceiling with recessed lighting

### LAUNDRY ROOM

- Broadloom
- Cupboards and countertop
- White GE washer and dryer
- Laundry tub
- Drop ceiling with recessed lighting

### WORKSHOP

- Concrete floor
- Workbench

### STORAGE ROOM

- Concrete floor



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





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## ADDITIONAL FEATURES

- Double length driveway with no sidewalk
- Finished double garage with epoxy flooring (2019), new doors (2019) with Chamberlain openers and remotes, roof racks, and storage cabinet
- Backyard overlooking Hungry Hollow ravine with storage shed, interlock patio, wood deck, and gas barbecue
- York furnace (approx. 2022)
- York air conditioner (approx. 1999)
- Hot water tank, rented (approx. 2013)
- Culligan water softener, rented
- 200-amp panel, with surge protector
- Aluminum clad wood windows (approx. 1981) re-caulked (2020), adjusted and serviced by Pella (2023)
- Shingles and skylight (approx. 2015)
- Facia, soffits, and eaves with leaf guards (approx. 2019)
- Honeywell thermostat



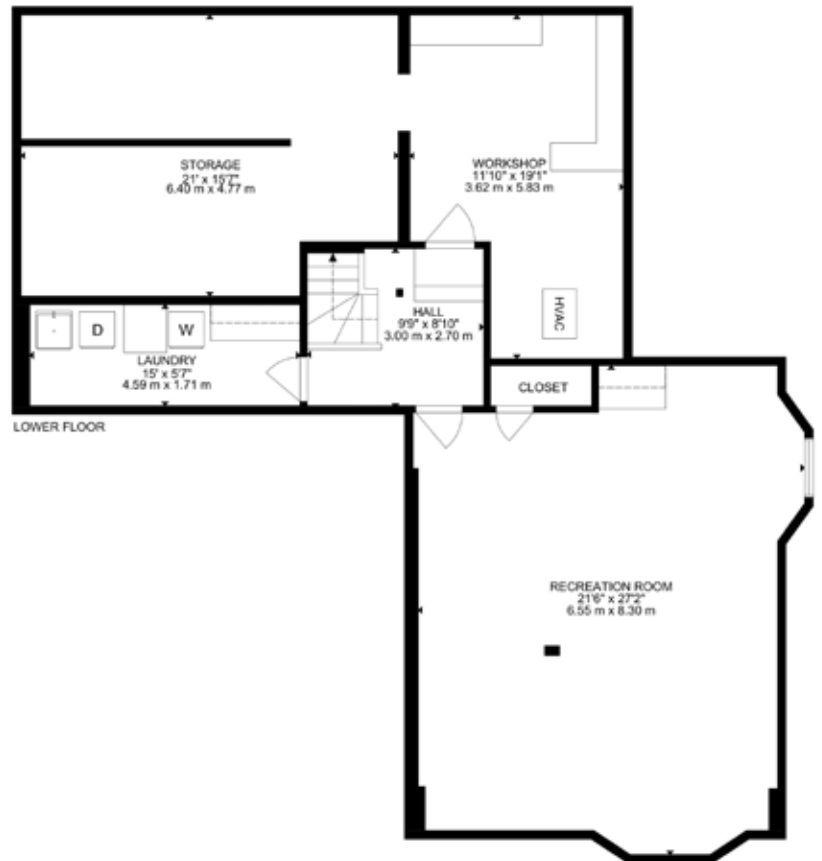
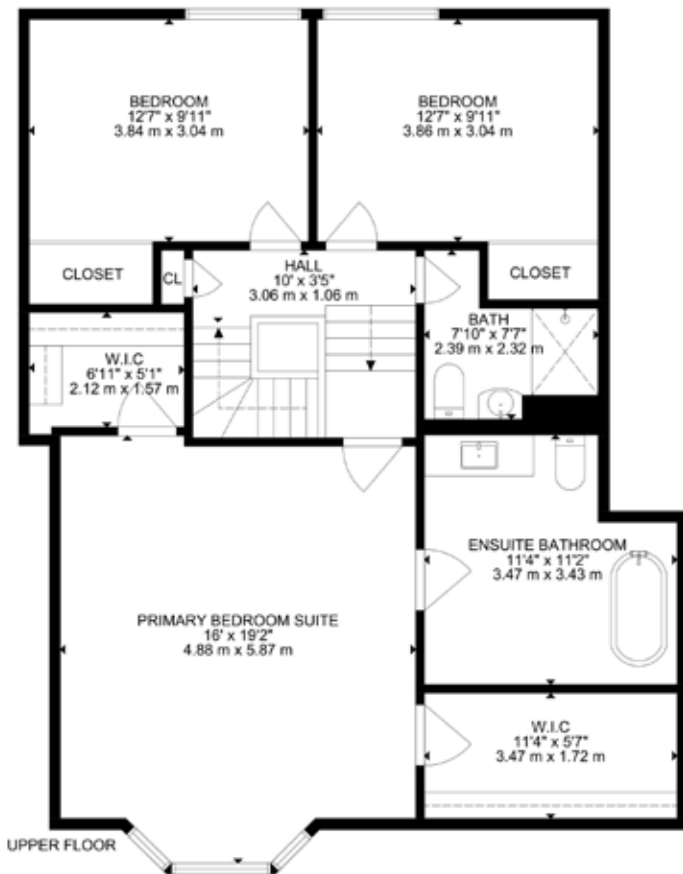
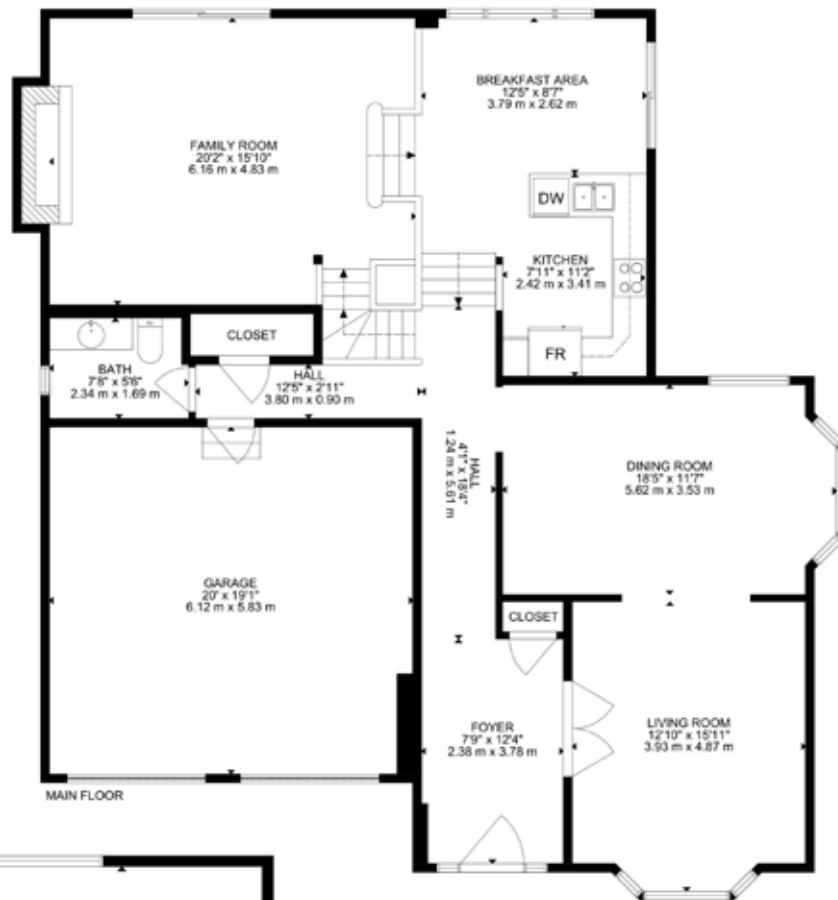
# SCHOOLS

Halton District School Board		Halton Catholic District School Board	
<b>ENGLISH</b>			
JK- GR05	Harrison Public School	JK - GR08	St. Francis of Assisi CES
GR06 - GR08	Centennial Public School	GR09 - GR12	Christ the King CSS
GR09-GR12	Georgetown District HS		
<b>FRENCH IMMERSION</b>			
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/>



# LISA HARTSINK





# 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







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