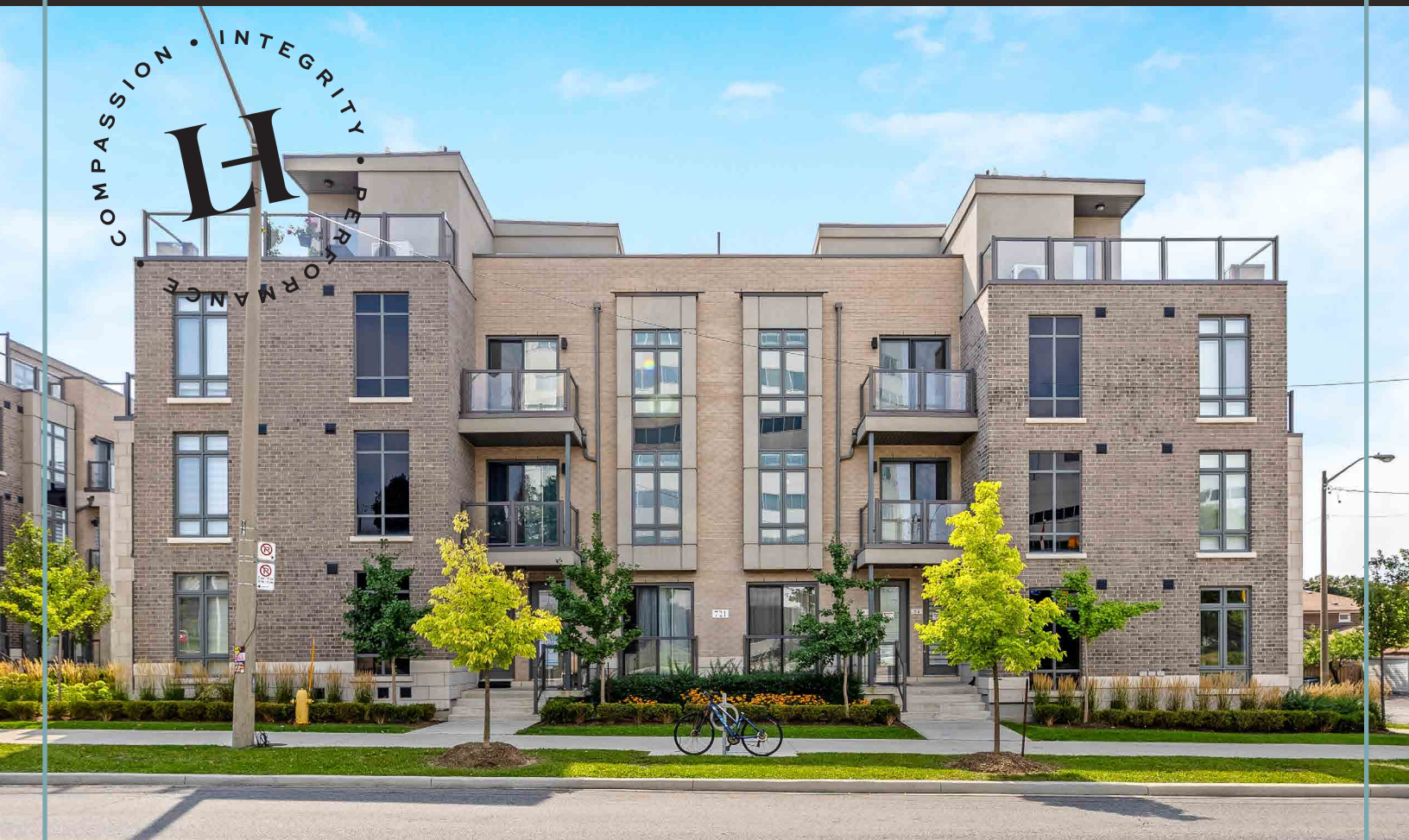




# LISA HARTSINK BROKER

COMPASSION LED REALTY TEAM



84-721 Lawrence Ave W

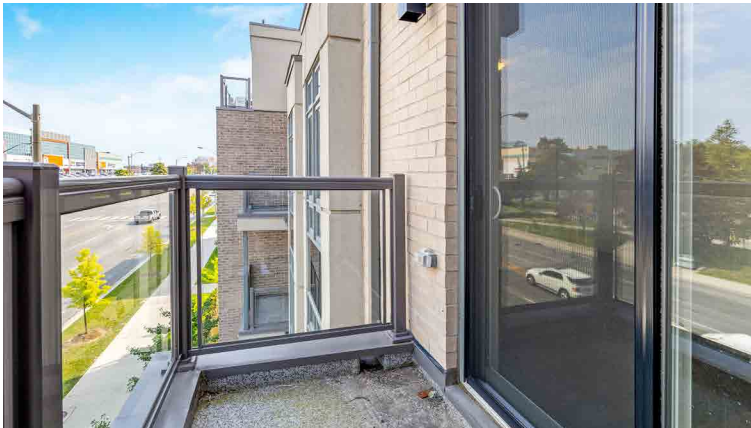
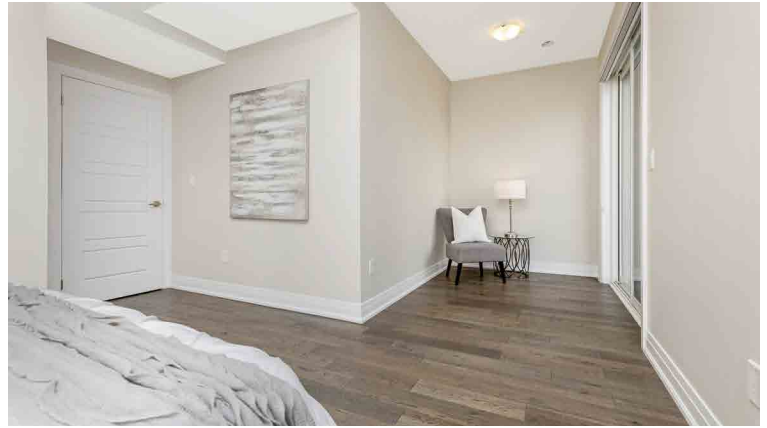
*Toronto*

LISAHARTSINK.COM 905.873.9944





LISA HARTSINK



# HOUSE FEATURES

## MAIN LEVEL

### FRONT ENTRANCE

- Hardwood flooring
- Flush mount lighting

### LIVING/DINING ROOM

- Open to kitchen
- Hardwood flooring
- Sliding door walkout to balcony with glass railing
- Floor-to-ceiling windows overlooking front

### KITCHEN

- Hardwood flooring
- Shaker style cabinetry
- Granite countertops
- Center island with stainless steel undermount double sink
- Stainless steel Whirlpool appliances including fridge, stove, over the range microwave, and dishwasher

### 2 PIECE POWDER ROOM

- Tile flooring

- Pedestal sink
- Vanity lighting

## UPPER LEVEL

### PRIMARY BEDROOM

- Hardwood flooring
- Double closet with sliding doors
- Floor-to-ceiling window overlooking side
- Sliding door walkout to balcony with glass railing
- Flush mount lighting

### 2ND BEDROOM

- Hardwood flooring
- Closet with sliding doors
- Floor-to-ceiling window overlooking side
- Flush mount lighting

### 3RD BEDROOM

- Hardwood flooring
- Closet with sliding doors
- Floor-to-ceiling window overlooking side
- Flush mount lighting



## 4 PIECE FAMILY BATHROOM

- Tile flooring
- Tub/shower combo with tile surround
- Single vanity
- Vanity lighting
- Exhaust fan

### ADDITIONAL FEATURES

- 2nd floor, 2 storey unit
- Storage locker (68in x 36in x 72in) and underground parking space
- Private 410 sq. ft. rooftop patio (access from third floor)
- Upper level laundry closet
- Lennox furnace (original)
- DiversiTech air conditioner (original)
- VannEE HRV
- Rinnai hot water heater, rented with Enbridge (original)

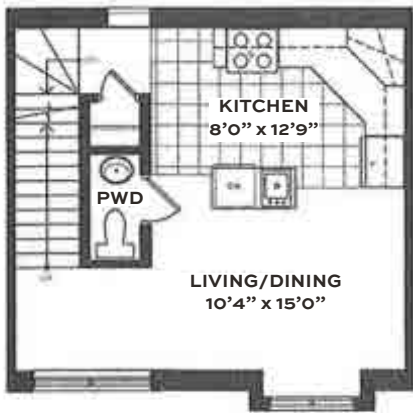
Note: The information contained herein has been provided by the home owner and is to be verified by the Buyer.

# SCHOOLS

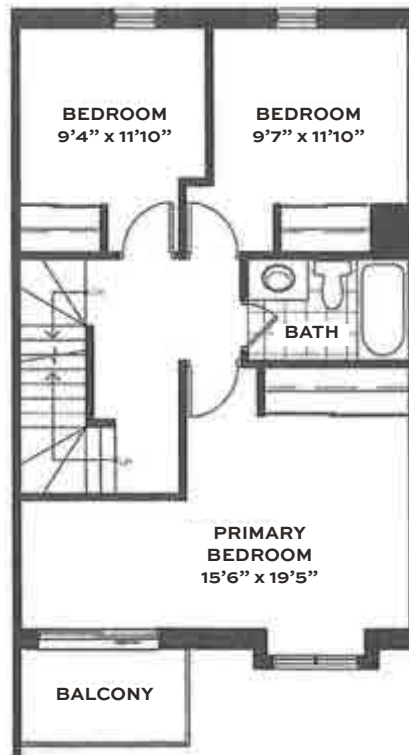
| Toronto District School Board |                                | Toronto Catholic District School Board  |                 |
|-------------------------------|--------------------------------|---|-----------------|
| <b>ENGLISH</b>                |                                |   |                 |
| Elementary                    | Glen Park Public School        | JK - GR08   | St. Charles CES |
| Intermediate                  | Lawrence Heights Public School | TCDSB secondary schools are open to all students residing in the City of Toronto. |                 |
| Secondary                     | John Polanyi CI                |   |                 |
| <b>FRENCH IMMERSION</b>       |                                |   |                 |
| Elementary                    | Glen Park Public School        | JK - GR07   | St. Jerome CES  |
| Intermediate                  | Glenview Senior Public School  | GR08  | James Culnan CS |
| Secondary                     | Lawrence Park CI               | TCDSB secondary schools are open to all students residing in the City of Toronto. |                 |

School boundary information can be confirmed at:

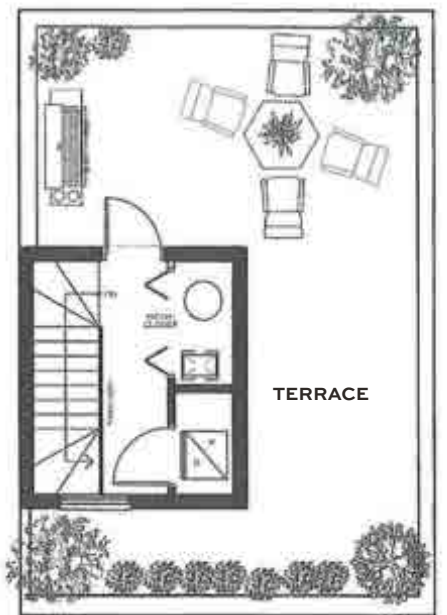
<https://www.tdsb.on.ca/Find-your/School> & <https://www.tcdsb.org/page/school-locator>



MAIN



UPPER



ROOFTOP TERRACE

# 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



**MCGILLIVRAY**<sup>TM</sup>

**Trusted**

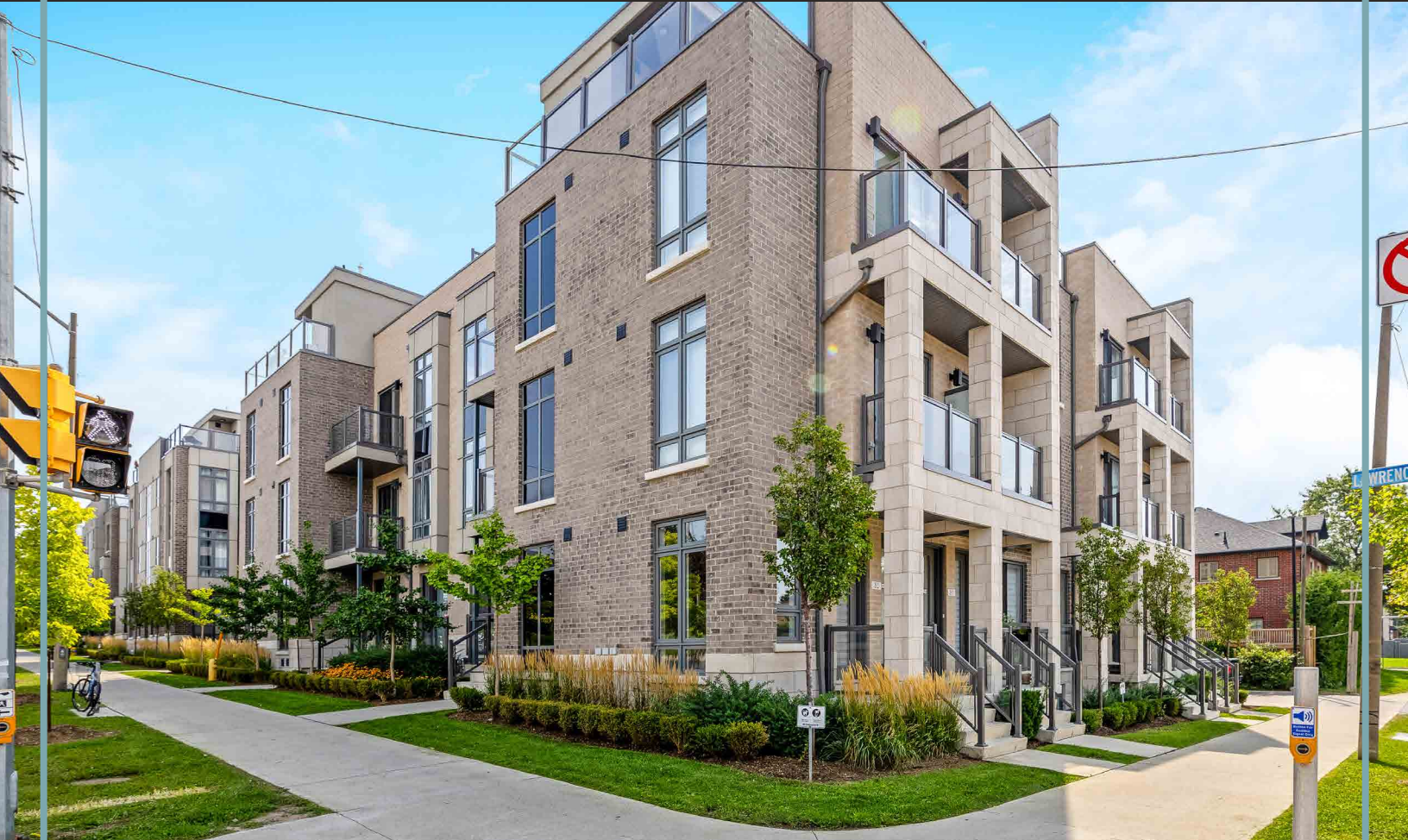
Erin & Hillsburgh, Ontario





# LISA HARTSINK BROKER

COMPASSION LED REALTY TEAM



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