



LISA HARTSINK BROKER

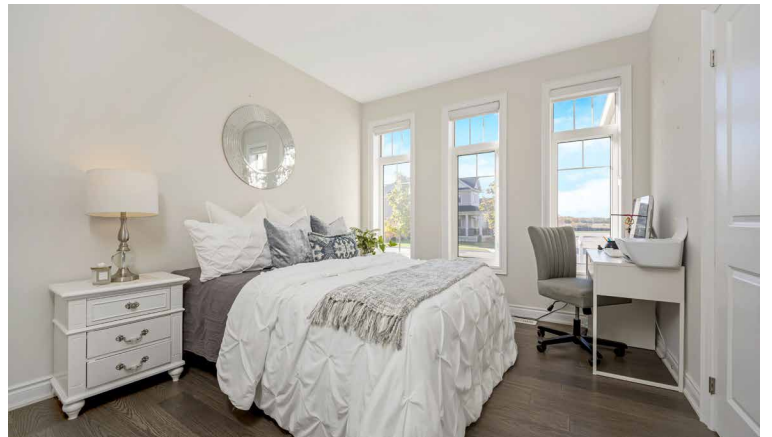
COMPASSION LED REALTY TEAM

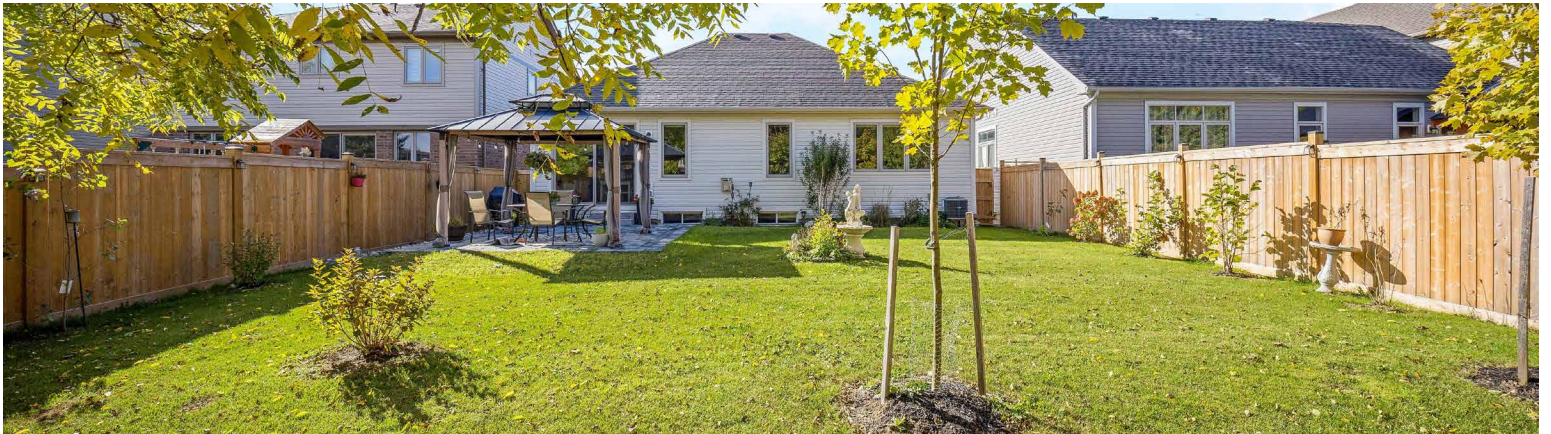


164 Harpin Way East
Fergus

LISAHARTSINK.COM 905.873.9944







HOUSE FEATURES

MAIN LEVEL

FRONT ENTRANCE

- Covered concrete porch with surrounding perennial garden
- Recessed soffit lighting
- Double entry door with 2/3 door lite and transom window above
- Spacious foyer
- Tile flooring
- Single coat closet
- Contemporary flush mount lighting

HALLWAY

- Tile flooring
- Hardwood staircase with iron spindles
- Recessed lighting

BEDROOM

- Hardwood flooring
- Semi-ensuite privilege
- Single closet
- 3 windows overlooking front yard
- Flush mount lighting

4 PIECE SEMI-ENSUITE BATHROOM

- Tile flooring
- American Standard toilet
- Tub/shower combo with tile surround
- Large single vanity with vanity lighting
- Window overlooking side yard
- Exhaust fan
- Flush mount lighting

KITCHEN

- Open concept
- Tile flooring
- Oversized pantry
- Shaker Style cabinets with pots and pans drawers, undercabinet lighting, and crown moulding
- Large sit-up centre Island with power outlet and undermount double sink
- Quartz countertops
- Tile backsplash

- Stainless steel appliances including: GE gas stove, Cyclone range hood, LG fridge and dishwasher
- Contemporary pendants and recessed lighting

DINING ROOM

- Open concept
- Hardwood flooring
- Oversized sliding door walkout to backyard
- Contemporary chandelier

LIVING ROOM

- Open concept
- Hardwood flooring
- Gas fireplace with wood mantel, flanked by 2 windows overlooking backyard
- Recessed lighting

LAUNDRY/MUD ROOM

- Tile flooring
- Single closet
- Garage access
- Electrolux front load washer and dryer
- Utility sink
- Exhaust fan

PRIMARY BEDROOM

- Hardwood flooring
- Walk-in closet
- Large window overlooking backyard
- Flush mount lighting

4 PIECE ENSUITE BATHROOM

- Tile flooring
- American Standard toilet
- Freestanding tub
- Step-in glass shower with tile surround and recessed light
- Single vanity with vanity lighting
- Window overlooking side yard
- Exhaust fan

BASEMENT

- Finished landing with tile flooring
- Cement floor

- Rough-in for additional 4 piece bathroom
- 2 large below grade windows facing backyard
- 2 above grade windows facing side yards



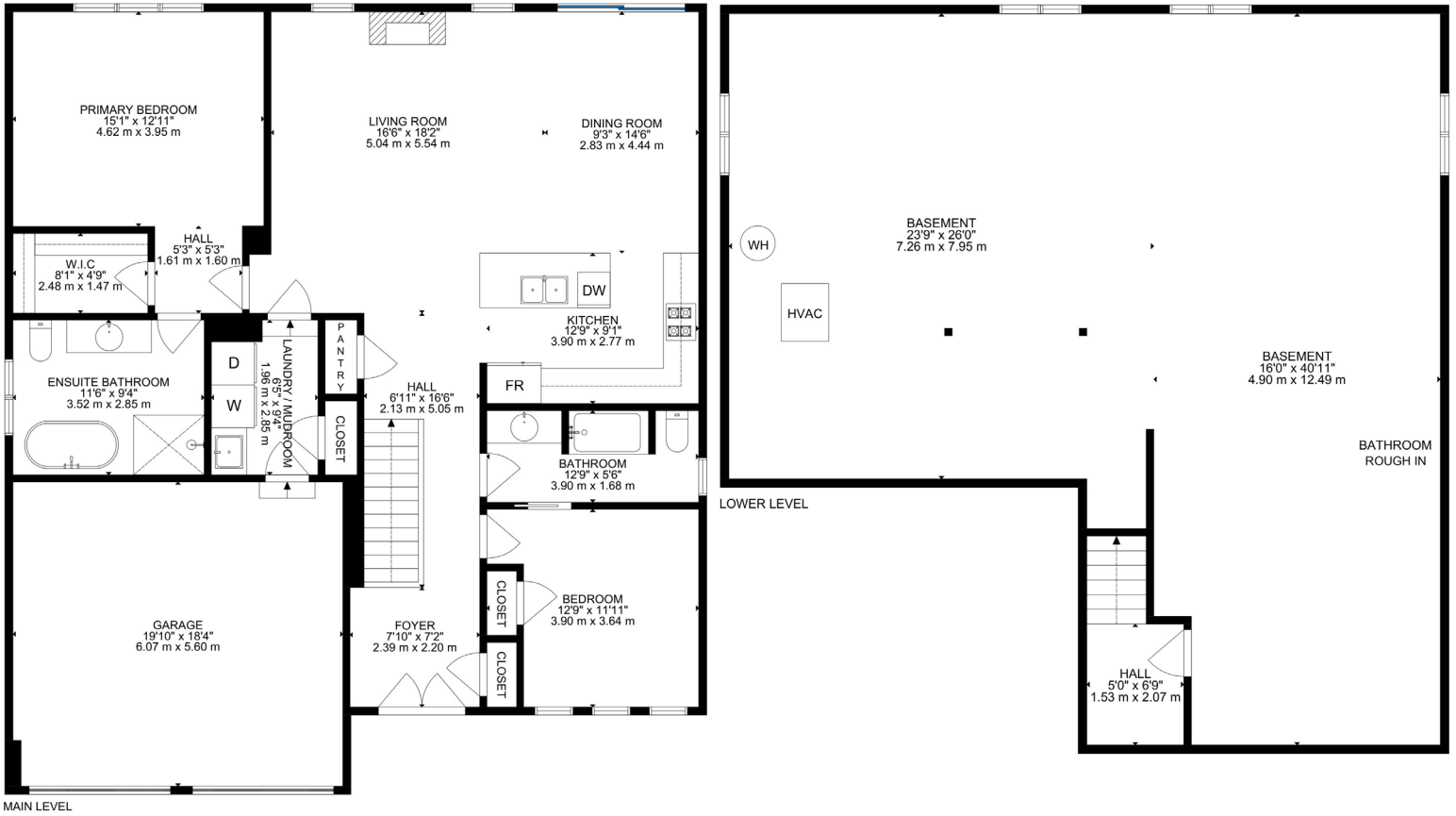
ADDITIONAL FEATURES

- Double car garage with a single Chamberlain remote opener and mud room access
- Large fully fenced yard with side gate, garden beds, newly planted trees/shrubs, and stone patio with pergola
- High ceilings and doors throughout main level
- Custom window shades throughout main level
- Honeywell thermostat
- Carrier furnace (approx. 2020) and air conditioner (approx. 2021)
- Navien tankless hot water heater, rented (approx. 2020)
- Watermaker water softener, owned (approx. 2021)
- Cana-Vac central vacuum
- Original windows and shingles
- 100 amp electrical panel
- Tarion warranty*

*Subject to the terms and condition of Tarion, visit www.tarion.com/homeowners to learn more.



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



SCHOOLS

Upper Grand District School Board		Wellington Catholic District School Board	
ENGLISH			
JK- GR03	Salem Public School	JK - GR08	St. Mary Catholic School
GR04 - GR08	Elora Public School	GR09 - GR12	Our Lady of Lourdes CES
GR09 - GR12	Centre Wellington DHS		
FRENCH IMMERSION			
JK- GR02	James McQueen Public School	JK - GR06	École élémentaire L'Odysée
GR03 - GR08	JD Hogarth Public School		
GR09 - GR12	Centre Wellington DHS		

School boundary information can be confirmed at:
https://www.wellingtoncdsb.ca/schools/school_boundary_and_accommodations
<https://findmyschool.ca/Eligibility.aspx?Page=School>

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™

Trusted

Erin & Hillsburgh, Ontario





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