



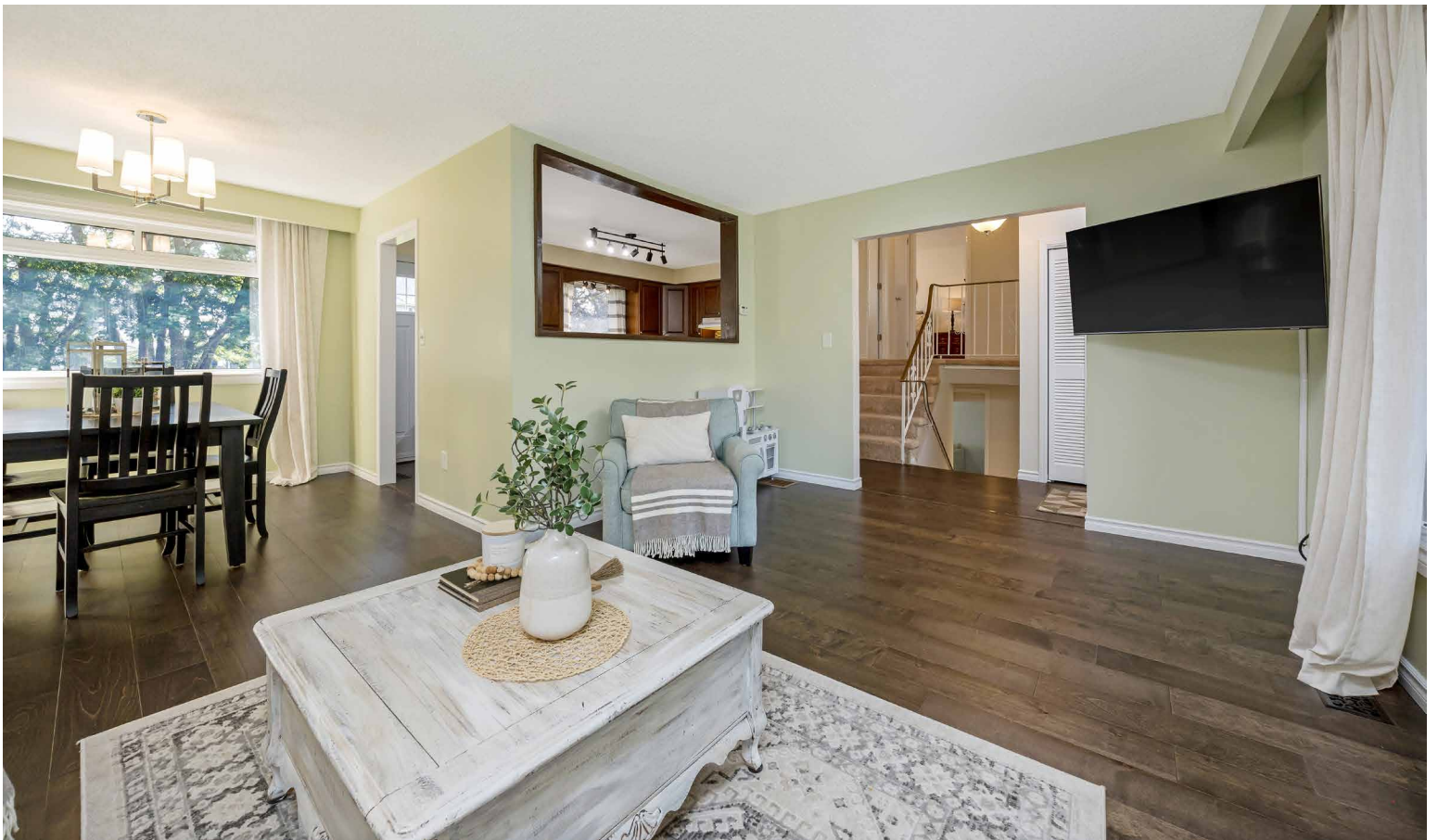
LISA HARTSINK BROKER

COMPASSION LED REALTY TEAM



309 Greenwood Street
Shelburne

LISAHARTSINK.COM 905.873.9944





LISA HARTSINK



SCHOOLS

Upper Grand District School Board		Dufferin Peel Catholic District School Board	
ENGLISH			
JK- GR08	Glenbrook Elementary School	JK - GR08	St. Benedict CES
GR09 - GR12	Centre Dufferin DHS	GR09 - GR12	Robert F Hall CSS
FRENCH IMMERSION			
JK- GR08	Centennial Hylands ES	GR05 - GR08	St. Andrew CES
GR09 - GR12	Erin District High School	GR09 - GR12	Robert F Hall CSS

School boundary information can be confirmed at: <https://www.findmyschool.ca/Eligibility>

HOUSE FEATURES

MAIN LEVEL

FRONT ENTRANCE

- Covered front porch
- Single door with doorlite and storm door
- Engineered hardwood flooring
- Double closet
- Semi-flush mount lighting

LIVING ROOM

- Combined with dining room
- Engineered hardwood flooring
- Picture window overlooking front yard
- TV wall mount
- Pass through window from kitchen

DINING ROOM

- Combined with living room
- Engineered hardwood flooring
- Window overlooking backyard
- Chandelier

KITCHEN

- Engineered hardwood flooring
- Walkout to backyard through new door
- Cabinetry with pots and pans drawers and undercabinet lighting
- Newer stainless steel appliances including GE fridge, Danby microwave, Maytag dishwasher, and Samsung stove
- Double sink
- Glass tile backsplash
- Window overlooking backyard
- Pass through window from living room
- Track lighting

UPPER LEVEL

HALLWAY

- Broadloom stairs with iron railing
- Linen closet

PRIMARY BEDROOM

- Broadloom
- Double closet with bi-fold door
- Semi-ensuite privilege to family bathroom

- Large window overlooking backyard
- Semi-flush mount lighting

4 PIECE FAMILY BATHROOM

- Tile flooring
- Tub/shower combo with tile surround
- Large single vanity
- Vanity lighting
- Privacy window overlooking backyard

2ND BEDROOM

- Broadloom
- Single closet with bi-fold door
- Large window overlooking front yard
- Semi-flush mount lighting

3RD BEDROOM

- Broadloom
- Single closet with bi-fold door
- Large window overlooking front yard
- Semi-flush mount lighting

LOWER LEVEL

- Crawl space storage

REC ROOM

- Broadloom
- Gas fireplace with stone surround and wood mantle, flanked with built-in cabinets and shelving
- TV wall mount
- 2 oversized above grade windows facing front yard
- Recessed lighting

4TH BEDROOM

- Broadloom
- Closet with bi-fold door
- Oversized above grade window facing backyard
- TV wall mount
- Semi-flush mount lighting

2 PIECE BATHROOM, LAUNDRY, AND UTILITY ROOM

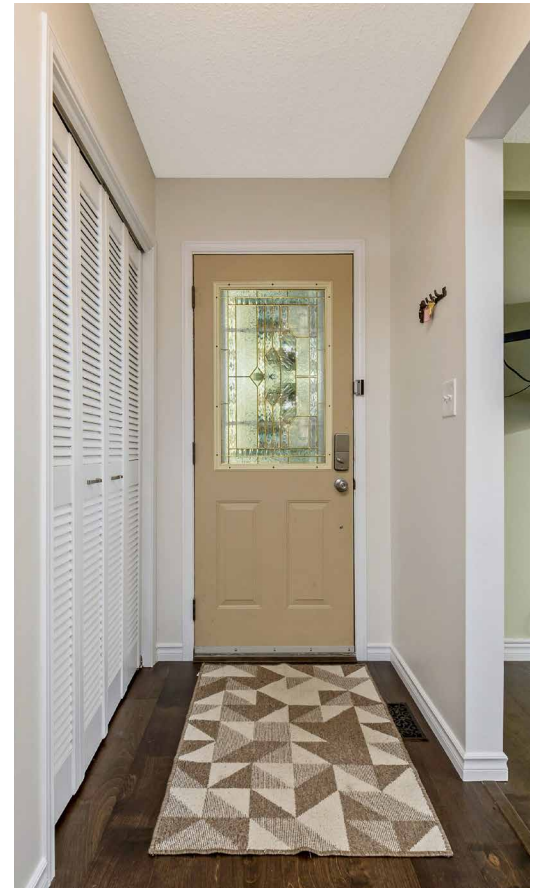
- Partially finished
- Concrete floor
- Newer Whirlpool stacked washer and dryer set

- Laundry sink
- Oversized above grade privacy window
- Flush mount lighting

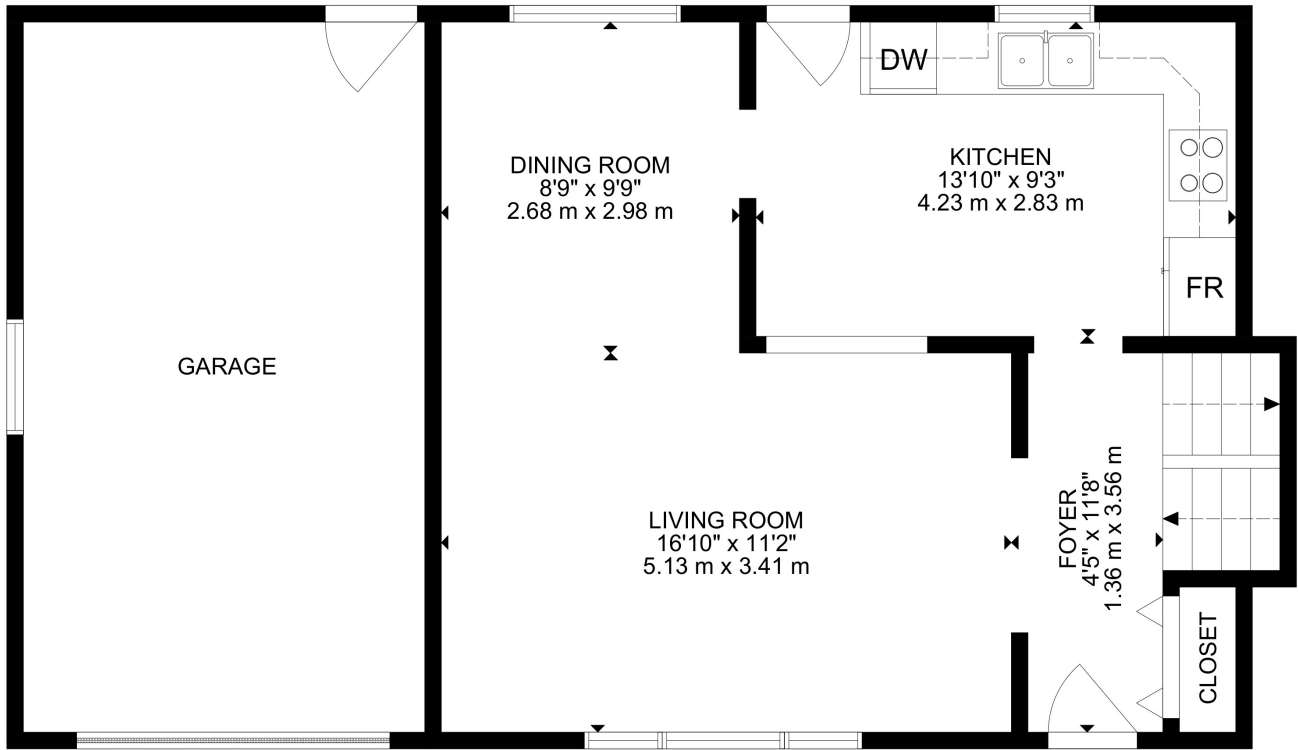
ADDITIONAL FEATURES

- Single car garage with access to the backyard, and paved driveway with space for 4 vehicles
- Fully fenced spacious yard with mature trees, garden shed, and new interlock patio with privacy wall
- Freshly painted throughout
- Furnace and central air conditioner, owned
- Navien tankless water heater, owned (approx. 2018)
- Pentair water softener, owned
- Windows (approx. 2024)

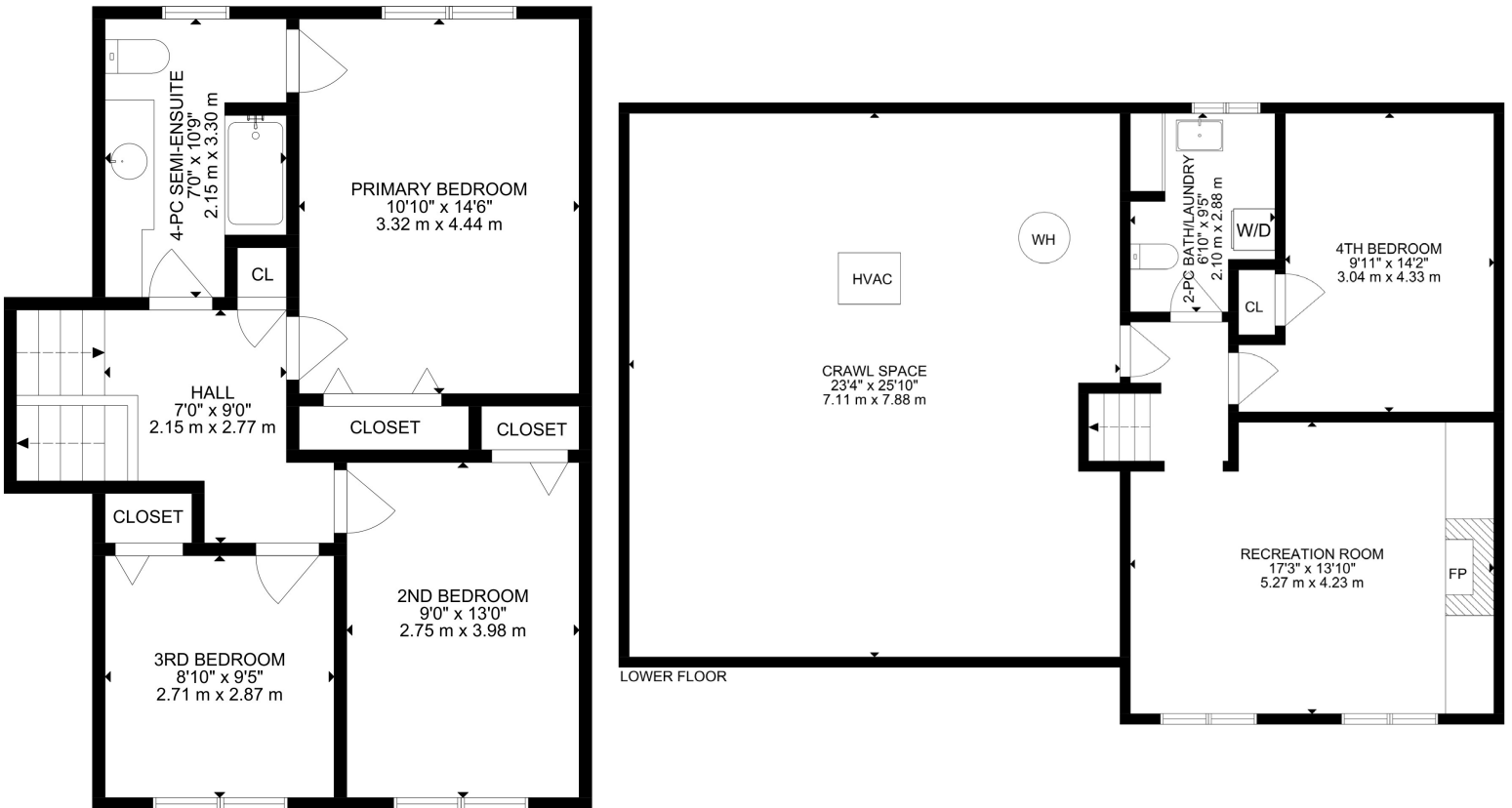
Note: The information contained herein has been provided by the home owner and is to be verified by the Buyer.



FLOOR PLANS



MAIN FLOOR



UPPER FLOOR

LOWER FLOOR

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





LISA HARTSINK BROKER

COMPASSION LED REALTY TEAM



info@lisahartsink.com | 905.873.9944 | LisaHartsink.com