



LISA HARTSINK BROKER

COMPASSION LED REALTY TEAM



349 Delrex Boulevard
Georgetown

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LISA HARTSINK



HOUSE FEATURES

MAIN LEVEL

FRONT ENTRANCE

- Covered concrete porch
- Newer front door with sidelite
- Tile flooring
- Flush mount lighting

HALLWAY

- Luxury vinyl plank flooring
- Coat closet
- Storage closet
- Access to garage

LIVING ROOM

- Luxury vinyl plank flooring
- Freestanding electric fireplace
- Large picture window overlooking front yard
- Crown moulding

DINING ROOM

- Open to kitchen
- Luxury vinyl plank flooring
- Sliding door walkout to backyard with built-in blinds
- Chandelier
- Crown moulding

KITCHEN

- Renovated (*approx. 2020*)
- Luxury vinyl plank flooring
- V-groove shaker style cabinets, and glass display cabinets
- Undercabinet lighting
- Pots and pans drawers
- Quartz countertops
- Undermount stainless steel double sink
- Glass tile backsplash
- Window overlooking backyard
- Samsung stainless steel appliances including: refrigerator with water/ice dispenser, dishwasher, and SmartThings gas range
- Pendant and recessed lighting

2 PIECE POWDER ROOM

- Tile flooring
- One-piece toilet
- Single vanity

- Privacy window facing side yard
- Pendant lighting

UPPER LEVEL

HALLWAY

- Hardwood staircase with iron spindles
- Hardwood flooring
- Two linen closets
- Flush mount lighting

PRIMARY BEDROOM

- Hardwood flooring
- Double closet
- Window overlooking backyard with blackout blinds
- Flush mount lighting

3 PIECE ENSUITE BATHROOM

- Tile flooring
- American standard toilet
- Step-in glass with shower rainfall showerhead and recessed light
- Single vanity
- Vanity lighting
- Window overlooking backyard

2ND BEDROOM

- Hardwood flooring
- His and hers closets
- 2 windows overlooking front and back yards
- Flush mount lighting

3RD BEDROOM

- Hardwood flooring
- Walk-in closet
- Window overlooking front yard with blackout blinds
- Flush mount lighting

4 PIECE FAMILY BATHROOM

- Newly renovated (*2024*)
- Tile flooring
- American standard toilet
- Tub/shower combo with tile surround
- Privacy window facing side yard
- Floating double vanity
- Vanity lighting

4TH BEDROOM

- Hardwood flooring

- Double closet
- Window overlooking front yard with blackout blinds
- Flush mount lighting

BASEMENT

REC ROOM

- Laminate flooring
- Gas fireplace (*as-is*) with brick surround
- Piano
- Decorative arched wall cutout
- 2 below grade windows
- Recessed lighting

LAUNDRY ROOM

- Tile flooring
- GE washer and dryer
- Below grade window

STORAGE ROOM

- Tile flooring
- Shelving



ADDITIONAL FEATURES

- Single garage with access to house and newer mandoor to yard, newer garage door and LiftMaster smart opener
- Fully fenced yard with side gate, backing onto Joseph Gibbons School yard and tennis courts with rear gate access
- Concrete slab patio
- Storage shed
- Fire pit area
- Updated trim and baseboards throughout main and upper levels
- Napoleon furnace and air conditioner (*approx. 2019*)
- AO Smith hot water heater, owned (*approx. 2023*)
- Culligan water softener, owned
- Rainfresh ice maker filter
- Main and upper level windows replaced (*approx. 2020*)
- Shingles replaced (*approx. 2019*)

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



SCHOOLS

Halton District School Board		Halton Catholic District School Board	
ENGLISH			
JK- GR05	George Kennedy Public School	JK - GR08	St. Francis of Assisi CES
GR06-GR08	Centennial Public School	GR09 - GR12	Christ the King CSS
GR09 - GR12	Georgetown District SS		
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/>

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



MCGILLIVRAYTM

Trusted

Erin & Hillsburgh, Ontario





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