



# LISA HARTSINK BROKER

COMPASSION LED REALTY TEAM



33 Princess Anne Drive  
*Georgetown*

LISAHARTSINK.COM 905.873.9944



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LISA HARTSINK

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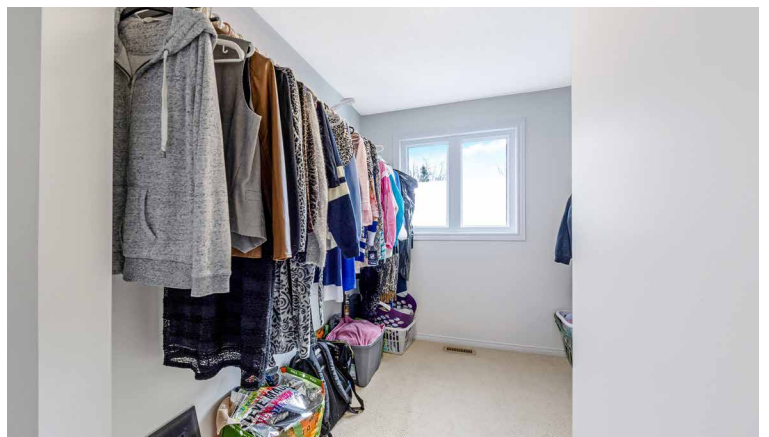
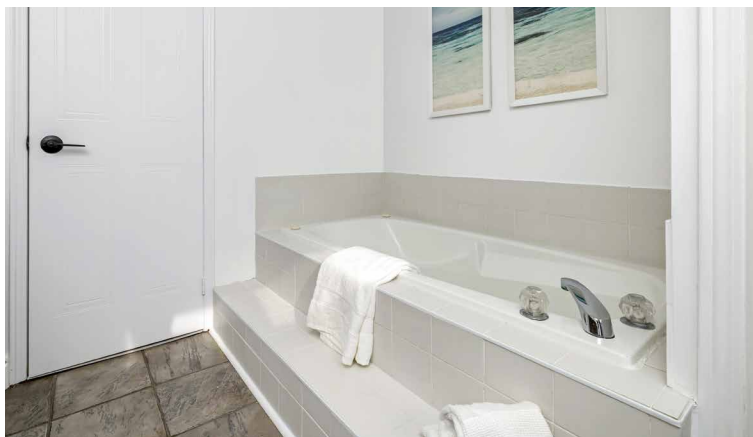








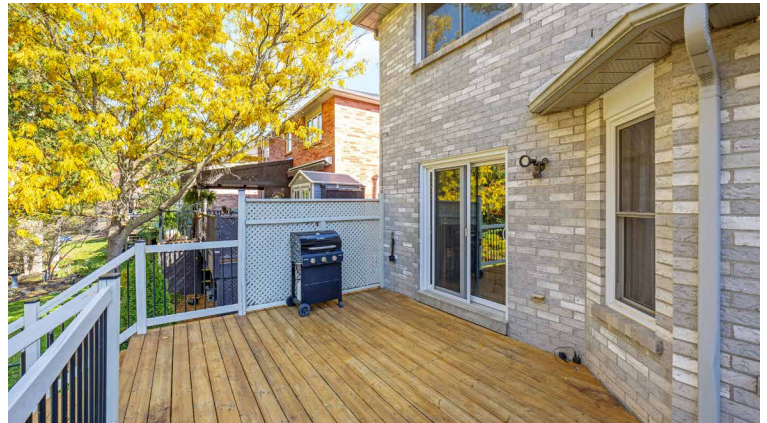
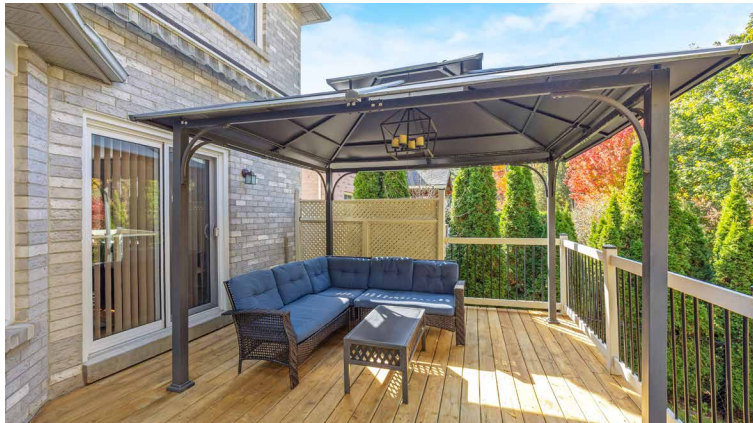














# HOUSE FEATURES

## MAIN LEVEL

### FRONT ENTRANCE

- Front perennial garden with Japanese Maple
- Interlock walkway and front steps
- Single door with doorlite and 2 sidelites
- Tile flooring
- Double coat closet
- Access to garage
- Scarlett O'Hara staircase with wood railing and iron spindles
- Track lighting

### LIVING ROOM

- Hardwood flooring
- 3 nearly floor-to-ceiling windows overlooking front yard

### OFFICE

- Hardwood flooring
- Window facing side yard
- Flush mount lighting

### FAMILY ROOM

- Hardwood flooring
- Sliding door walkout to deck
- Gas fireplace
- Clerestory window overlooking side yard

### DINING ROOM

- Hardwood flooring
- 3 windows facing backyard
- Chandelier

### BREAKFAST

- Tile flooring
- Sliding door walkout to deck
- 2 corner pantry cabinets
- Custom hexagonal sit-at island with power outlet
- Chandelier

### KITCHEN

- Tile flooring
- Painted maple cabinetry with corner glass cabinet, pots and pans wine rack, drawers, lazy Susan, soft close hinges and slides, undercabinet lighting, and crown moulding
- Stainless steel appliances including:

- GE electric range and fridge, Whirlpool dishwasher, Brada over the range microwave
- Double sink with pull-down faucet
- Stone backsplash
- Window overlooking side yard
- Flush mount lighting

### LAUNDRY ROOM

- Vinyl flooring
- Walkout to side yard
- Laundry tub
- Insignia washer (approx. 2023)
- Amana dryer (approx. 2021)
- Flush mount lighting

### 2 PIECE POWDER ROOM

- Tile flooring
- Vitra toilet
- Single vanity with vanity lighting
- Privacy window overlooking side yard

## UPPER LEVEL

### HALLWAY

- Hardwood landing
- Linen closet
- Track lighting
- Skylight

### 2ND BEDROOM

- Broadloom
- Single closet
- 2 windows overlooking front yard
- Ceiling fan

### 4 PIECE FAMILY BATHROOM

- Tile flooring
- Vitla toilet
- Tub/shower combo insert
- Double floating vanity with vanity lighting
- Privacy window overlooking side yard

### 3RD BEDROOM

- Broadloom
- Single closet
- Window overlooking backyard
- Ceiling fan

### 4TH BEDROOM

- Broadloom
- Single closet
- Window overlooking backyard
- Ceiling fan

### PRIMARY BEDROOM

- Double door entryway
- Broadloom
- Linen closet
- Window overlooking backyard
- Ceiling fan with remote
- Walk in closet with window overlooking front yard and flush mount lighting

### 5 PIECE ENSUITE BATHROOM

- Tile flooring
- American standard toilet
- Jetted tub with tile surround
- Step-in shower insert
- His and hers vanity with vessel sinks and vanity lighting
- Window overlooking front yard

## BASEMENT

- Cold room under porch
- 2 storage rooms
- Workshop

### REC ROOM

- Broadloom stairs and flooring
- 2 above grade windows
- Drop ceiling
- Recessed lighting

### 2 PIECE POWDER ROOM

- Vinyl flooring
- Vitra toilet
- Pedestal sink
- Drop ceiling
- Recessed lighting



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



# HOUSE FEATURES

## ADDITIONAL FEATURES

- Double garage with Chamberlain remote openers
- Fully fenced yard with gate to woods behind, updated 34 ft x 14 ft raised deck, and metal gazebo
- All windows (*approx 2013*), excluding front, are 'easy clean'
- Updated front door, sliding walkout doors, garage and basement doors (*approx 2013*)
- Shingles (*approx. 2020*)
- Luxaire furnace (*approx. 2020*)
- GeneralAire humidifier
- Amana air conditioner (*approx. 2007*)
- Rheem hot water heater, rented (*manufactured 2014, installed approx. 2018*)
- Culligan water softener, owned
- 100 amp electrical panel

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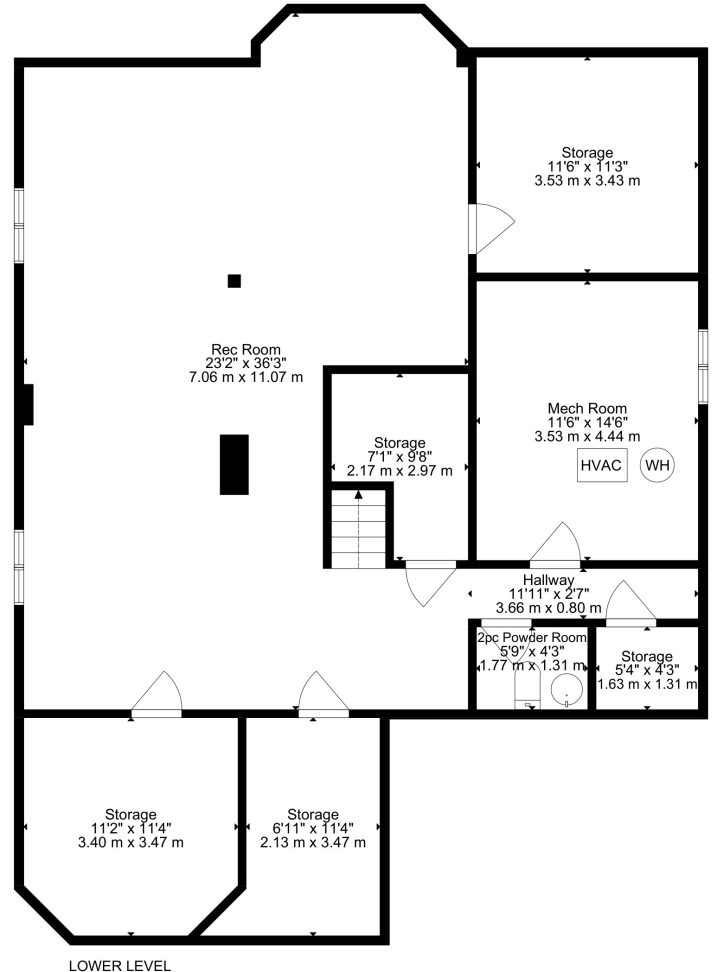
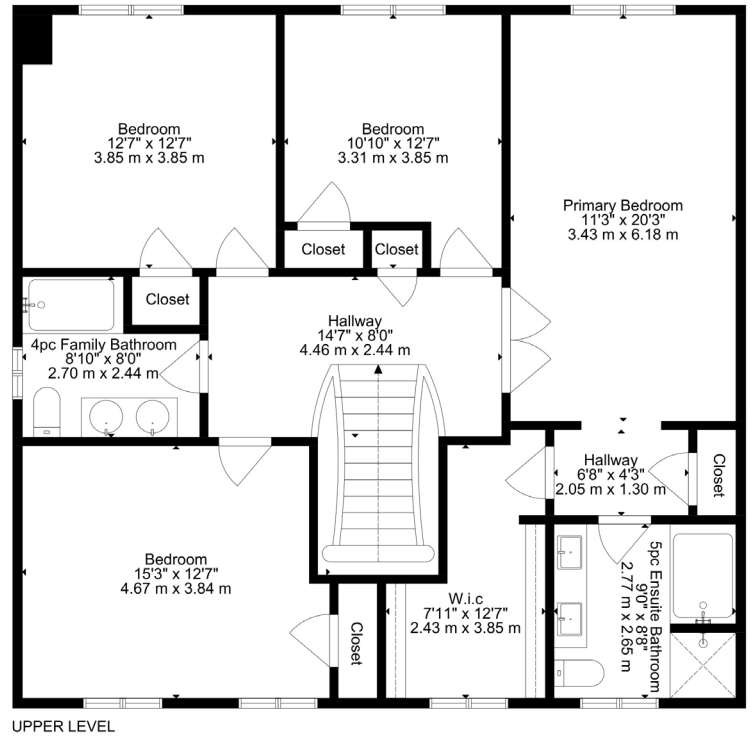
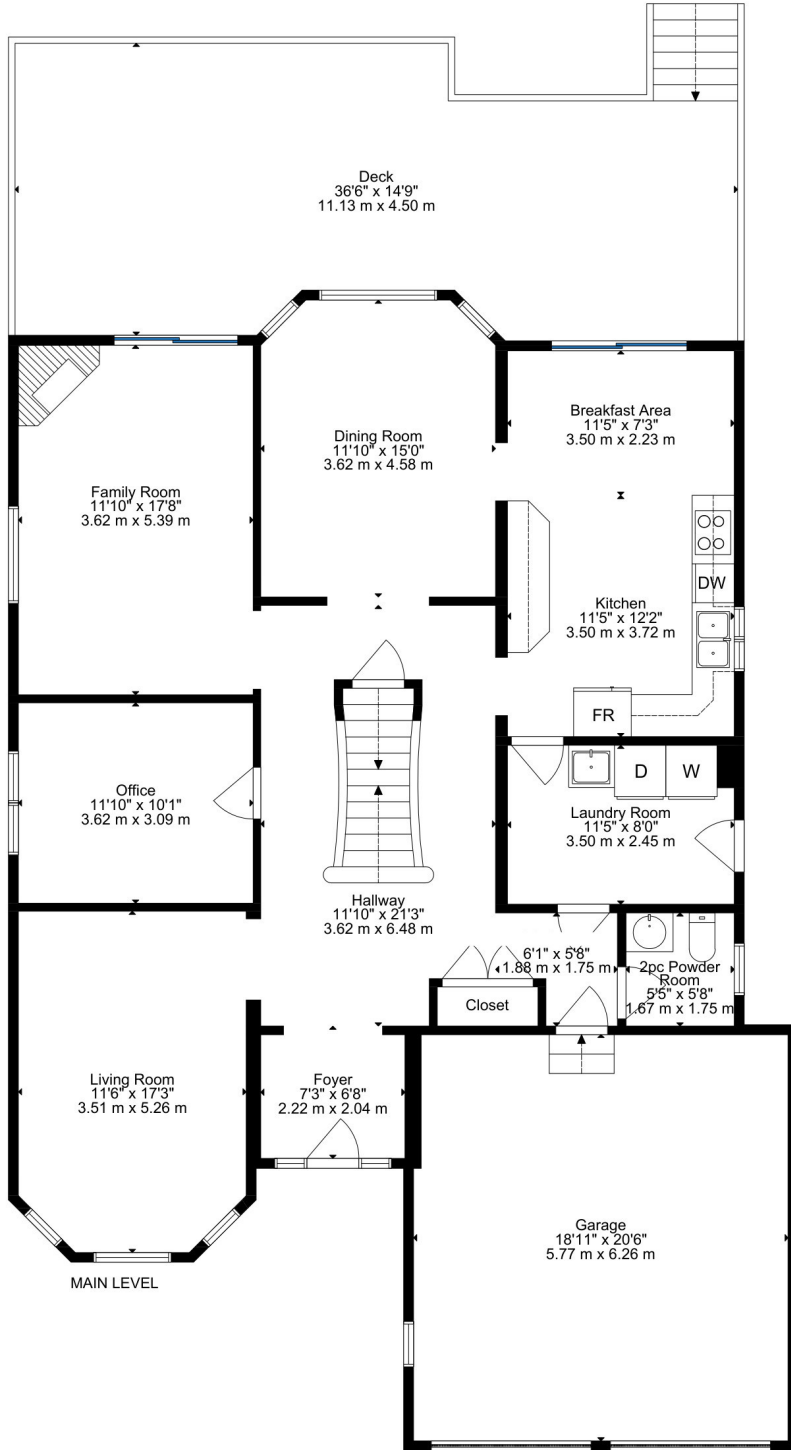
# SCHOOLS

Halton District School Board		Halton Catholic District School Board	
ENGLISH			
JK - GR05	Park Public School	JK - GR08	Holy Cross CES
GR06-GR08	Stewarttown 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/>





GROSS INTERNAL AREA  
 MAIN LEVEL: 1517 SQ FT, UPPER LEVEL: 1280 SQ FT  
 LOWER LEVEL: FINISHED: 850 SQ FT, UNFINISHED: 656 SQ FT, TOTAL: 1515 SQ FT  
 EXCLUDED AREAS: GARAGE: 387 SQ FT, DECK: 473 SQ FT  
 GRAND TOTAL: 4312 SQ FT  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



# LISA HARTSINK

*Broker of Record*

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 of Record**

Compassion Led Realty Team



**MCGILLIVRAY™**

**Trusted**

Erin & Hillsburgh, Ontario







# LISA HARTSINK<sup>BROKER</sup>

COMPASSION LED REALTY TEAM



**COLDWELL BANKER**

**ELEVATE REALTY,  
BROKERAGE**



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