



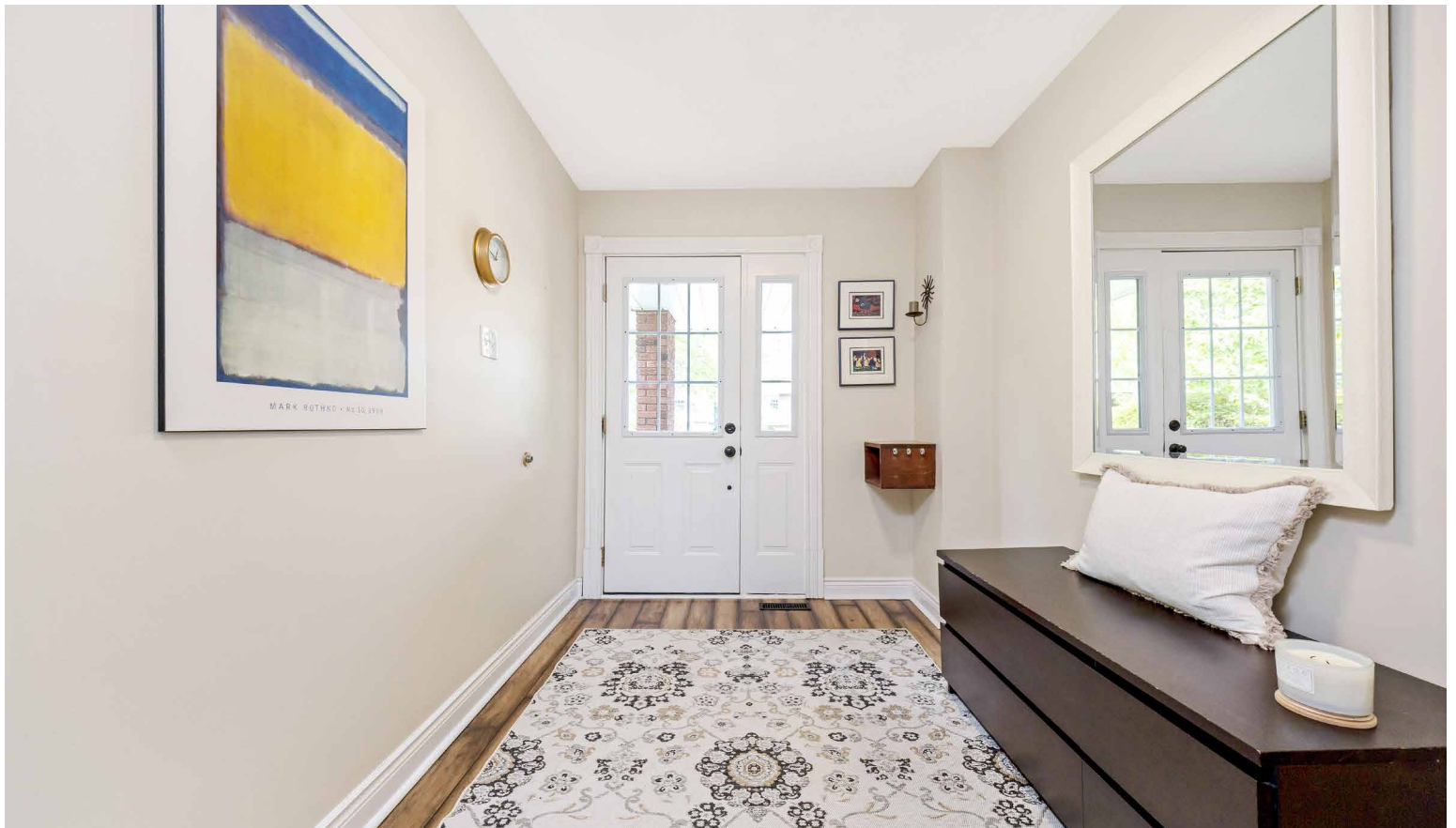
LISA HARTSINK^{BROKER}

COMPASSION LED REALTY TEAM



11 Hillside Drive
Georgetown

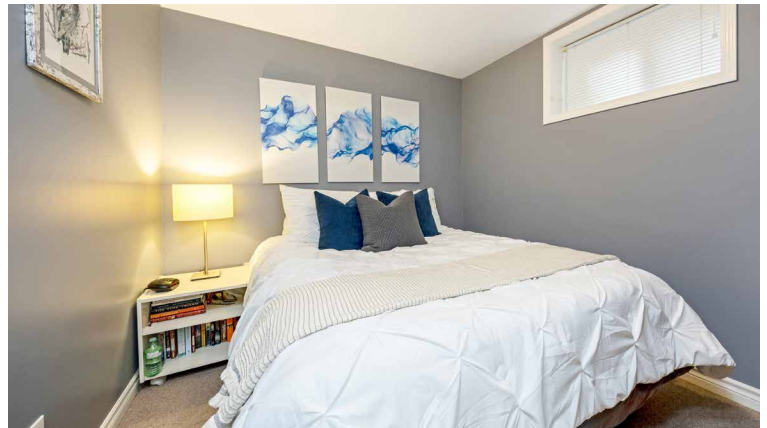
LISAHARTSINK.COM 905.873.9944



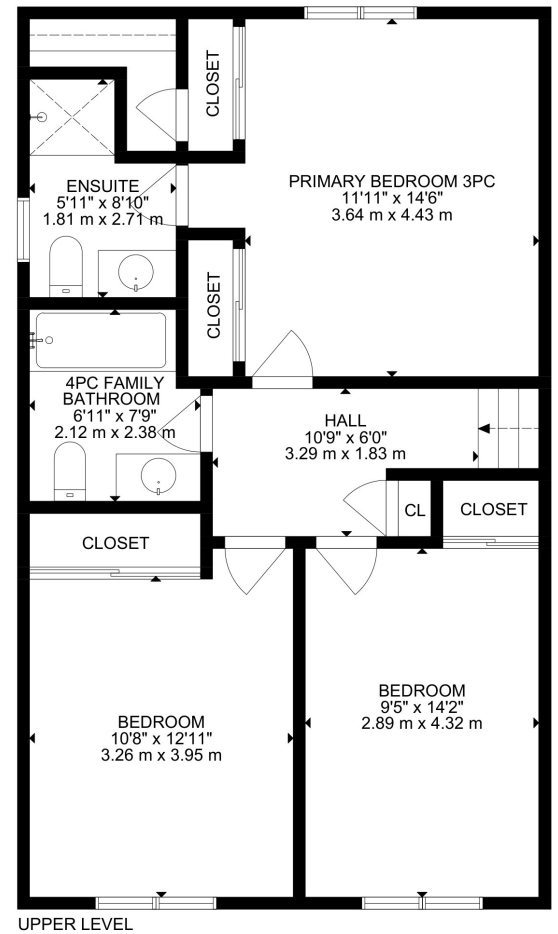
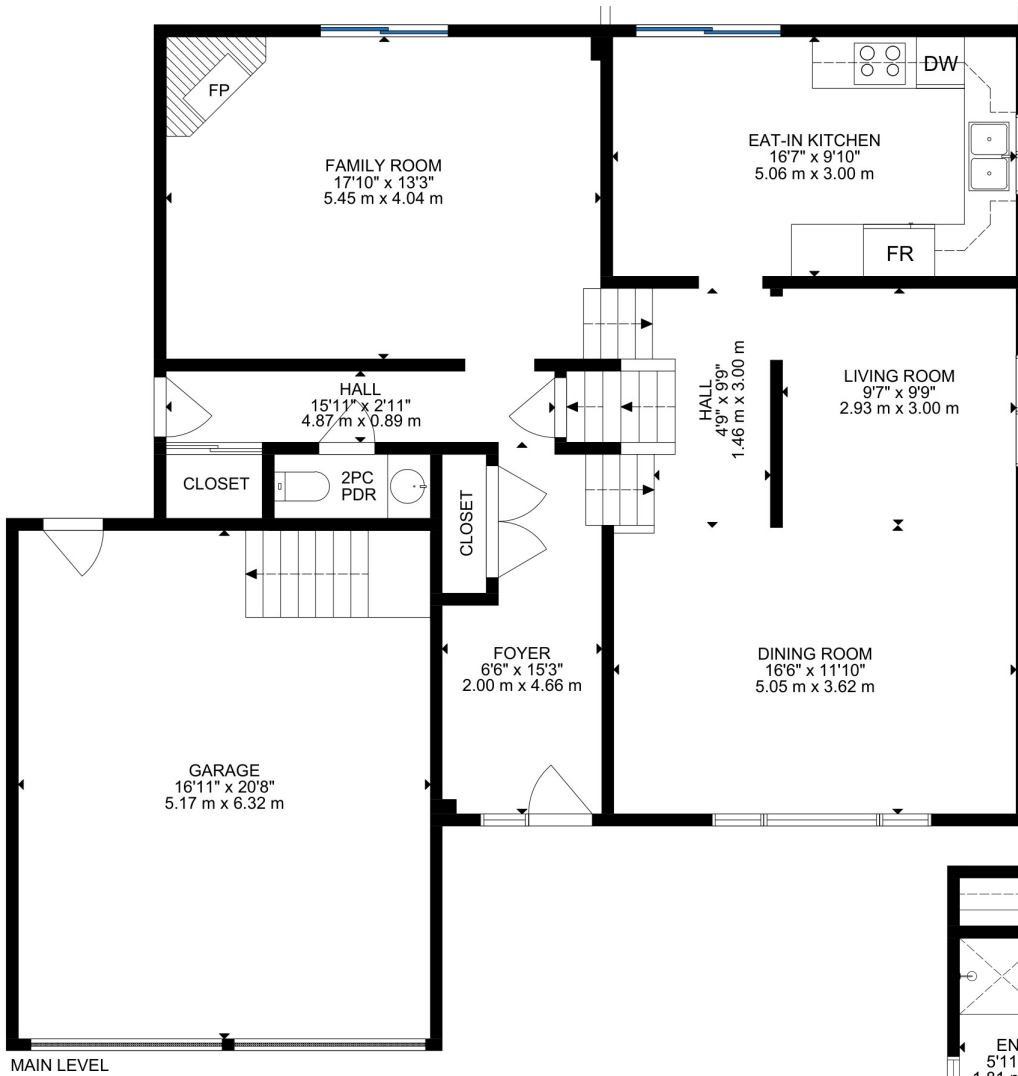


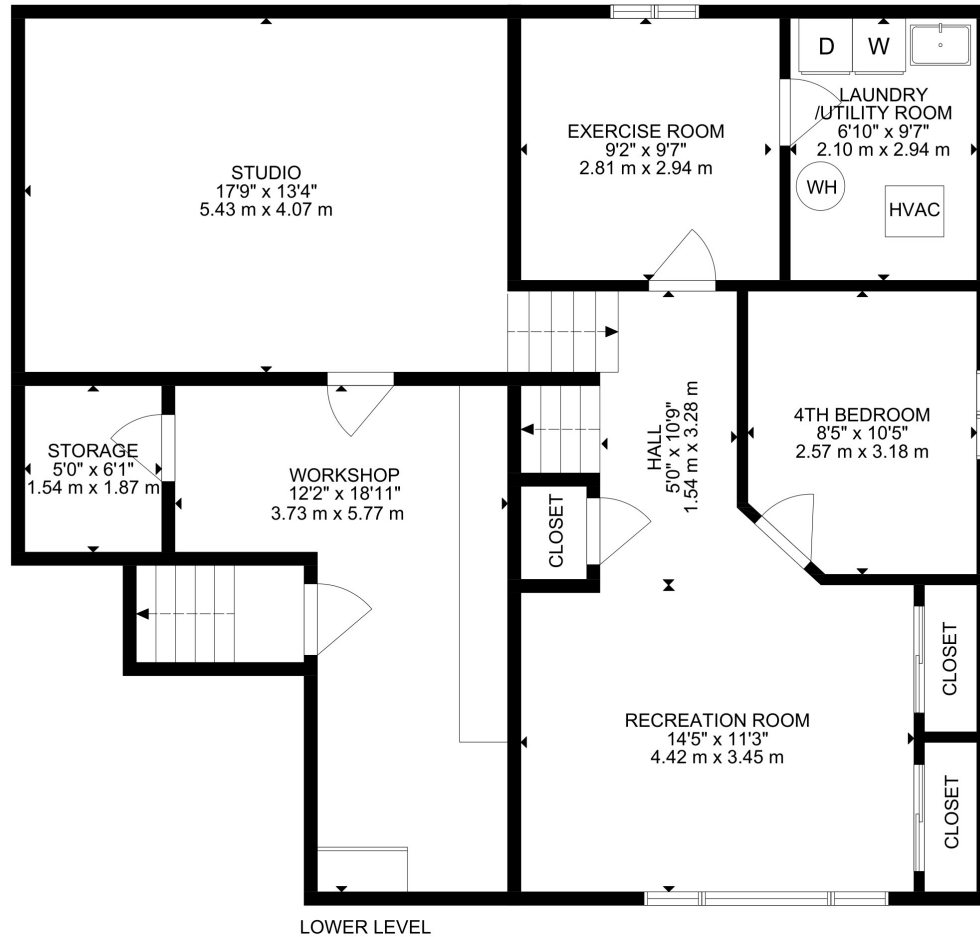












SCHOOLS

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/>

HOUSE FEATURES

MAIN LEVEL

FRONT ENTRANCE

- Interlock stairs and front porch
- Single door with doorlite
- Laminate flooring
- Double closet
- Flush mount lighting

HALLWAY

- Laminate flooring
- Deep closet with shelving
- Access to side yard and garage
- Flush mount lighting

2 PIECE POWDER ROOM

- Laminate flooring
- Single pine vanity with vanity lighting
- Exhaust fan

FAMILY ROOM

- Laminate flooring
- Walkout to deck
- Fireplace with stone surround
- Flush mount lighting

SECOND LEVEL

DINING ROOM

- Combined with living room
- Laminate flooring
- Large window overlooking front yard

LIVING ROOM

- Combined with dining room
- Laminate flooring
- Window overlooking side yard
- Track lighting

EAT-IN KITCHEN

- Laminate flooring
- Walkout to covered deck
- Double sink with window overlooking side yard with awning
- Amana fridge
- GE stove and dishwasher
- Danby over-the-range microwave
- Flush mount and pendant lighting

THIRD LEVEL

HALLWAY

- Broadloom stairs and landing
- Linen closet

PRIMARY BEDROOM

- Broadloom
- His and hers closets
- Window overlooking backyard
- Crown moulding

3 PIECE ENSUITE BATHROOM

- Tile flooring
- Step-in shower with tile surround and recessed lighting
- Single vanity
- Medicine cabinet
- Privacy window overlooking side yard

4 PIECE FAMILY BATHROOM

- Tile flooring
- Tub/shower combo with tile surround
- Single pine vanity
- Medicine cabinet
- Privacy window overlooking side yard
- Exhaust fan

2ND BEDROOM

- Broadloom
- Double closet
- Window overlooking front yard
- Flush mount lighting

3RD BEDROOM

- Broadloom
- Closet
- Window overlooking front yard
- Flush mount lighting

LOWER LEVEL

REC ROOM

- Broadloom
- 2 double closets and closet below stairs
- Wide above grade windows facing front yard
- Flush mount lighting

4TH BEDROOM

- Broadloom
- Below grade window facing side yard
- Flush mount lighting

EXERCISE ROOM

- Broadloom

- Above grade window facing backyard
- Drop ceiling with flush mount lighting

LAUNDRY/UTILITY ROOM

- Vinyl flooring
- Kenmore washer
- Estate by Whirlpool dryer
- Laundry tub

BASEMENT

STUDIO

- Concrete floor
- Finished walls with chair rail
- Sewing table
- Recessed lighting

WORKSHOP/STORAGE

- Concrete floor
- Walk-up to garage
- Storage shelving

ADDITIONAL FEATURES

- Double car garage with Genie/ Master Craft remote openers, and access to the side yard and basement
- Side yard with storage shed and interlock walkway
- Fully fenced backyard with 2-tier deck, upper tier covered, and interlock patio
- Keeprite furnace (approx. 2017)
- Keeprite air conditioner (approx. 1994)
- Bradford White hot water heater, rented with Reliance (approx. 2023)
- Excalibur water softener, owned
- Windows approx. 25 years
- Shingles approx. 16 years
- 100 amp copper/aluminum split
- Lux thermostat
- Central vacuum roughed-in (as is)



PARKS & REC

7 ball diamonds, 4 playgrounds and 7 other facilities are within a 20 min walk of this home.



TRANSIT

Street transit stop less than a 8 min walk away. Rail transit stop less than 2 km away.

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

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





LISA HARTSINK BROKER

COMPASSION LED REALTY TEAM



COLDWELL BANKER

**ELEVATE REALTY,
BROKERAGE**



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