



# LISA HARTSINK BROKER

COMPASSION LED REALTY TEAM



87 Trafalgar Road  
*Hillsburgh*

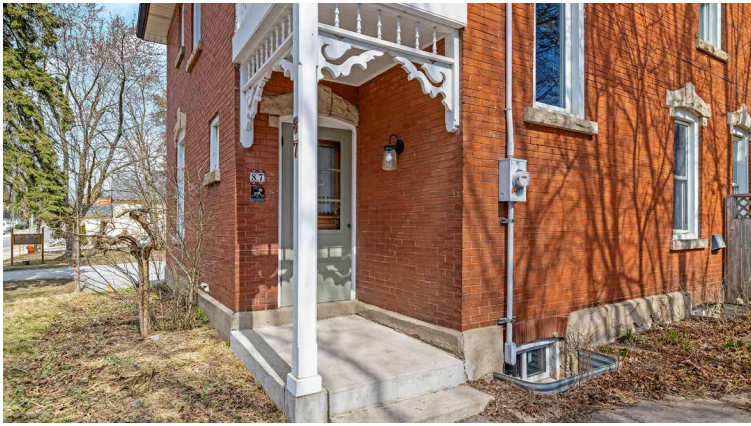
LISAHARTSINK.COM 905.873.9944



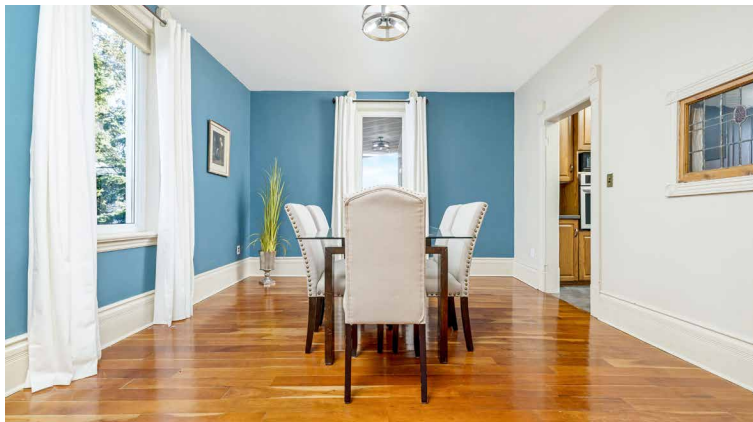
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LISA HARTSINK

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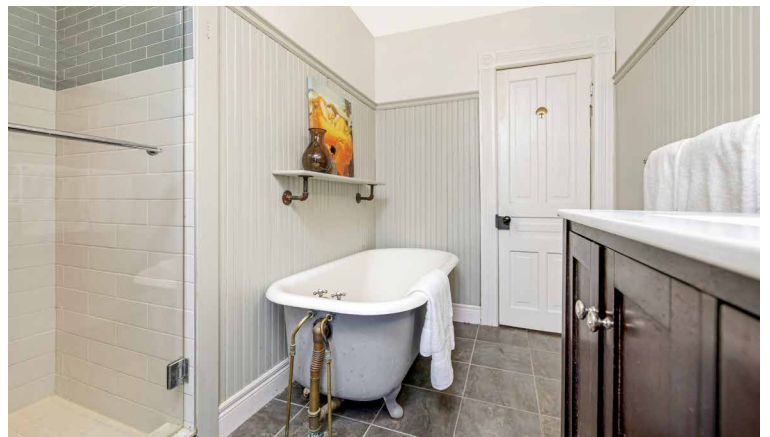
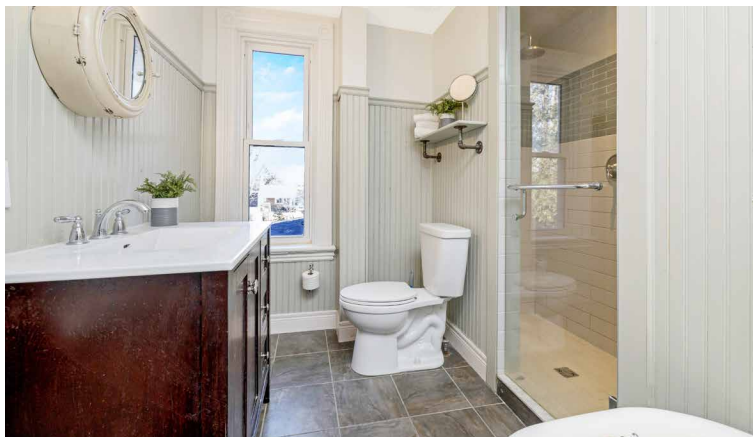


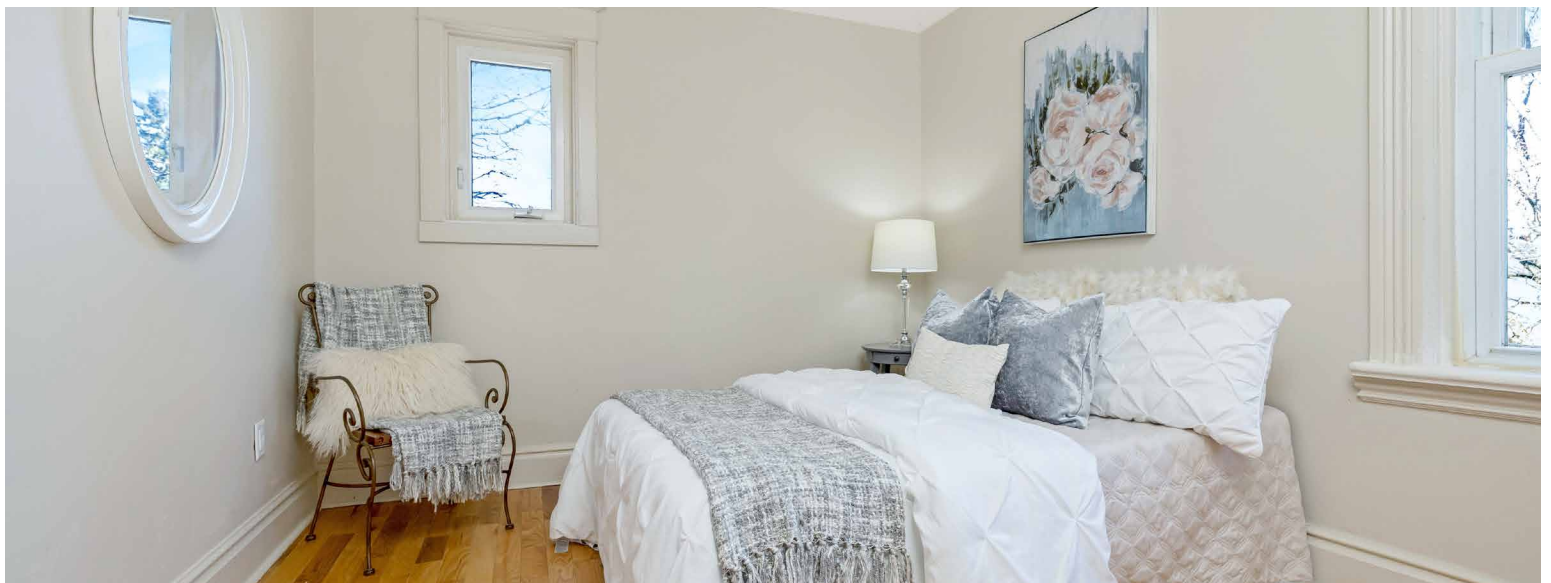
















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## SCHOOLS

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Upper Grand District School Board		Wellington Catholic District School Board	
ENGLISH			
JK- GR06	RR Mackay Public School	JK - GR08	St. John Brebeuf CES
GR07-GR08	Erin Public School	GR09 - GR12	St. James CSS
GR09 - GR12	Erin District Secondary School		
FRENCH IMMERSION			
JK - GR06	Brisbane Public School		
GR07 - GR08	Erin Public School		
GR09 - GR12	Erin District Secondary School		

School boundary information can be confirmed at:  
<https://www.ugdsb.ca/page/boundaries-and-maps> & <https://findmyschool.ca/Eligibility.aspx?Page=School>



# HOUSE FEATURES



## MAIN LEVEL

### FRONT ENTRANCE

- Covered porch and second floor balcony updated with Trex composite decking and redone gingerbread
- Single door entry with doorlite
- One-piece vinyl tile flooring
- Tall wainscoting
- Pendant lighting
- Original hardwood staircase with window overlooking side yard

### LIVING ROOM

- Hardwood flooring
- High baseboards and ceiling
- Gas fireplace (approx. 2018)
- Large window with stained glass transom overlooking front yard
- Window overlooking side yard
- Pendant lighting

### DINING ROOM

- Hardwood flooring
- High baseboards and ceiling
- 2 windows overlooking side and backyard
- Pendant lighting

### KITCHEN

- One-piece vinyl tile flooring
- Wood cabinetry with sit-up peninsula and crown moulding
- Caesarstone countertops (approx. 2013)
- Double stainless steel sink
- Stainless steel appliances: Frigidaire gas stove-top (approx. 2013) and wall oven; Electrolux fridge; Bosch dishwasher (approx. 2015)
- Master Chef microwave
- Pendant lighting
- Original tin ceiling with crown moulding

### FAMILY ROOM

- Hardwood flooring
- Bay window overlooking backyard

### LAUNDY & 3 PIECE BATHROOM

- Heated tile flooring

- Corner step-in glass shower with tile surround
- Single vanity overlooking window to side yard
- American standard toilet
- Mirrored medicine cabinet
- Maytag washer (approx. 2019)
- Pendant lighting

### MUD ROOM

- Laminate flooring
- Access to covered patio
- Frigidaire stand up freezer
- Flush mount lighting

### STUDIO/COMMERCIAL SPACE

- Concrete floor
- Single door entry with motion light
- Picture window overlooking front yard
- Access to covered patio, fenced
- Fixed window to interior (no visibility into home)
- Track lighting
- Cathedral ceiling with skylight

## UPPER LEVEL

- Upper hallway with hardwood flooring and walkout to balcony

### SITTING/DRESSING AREA

- Hardwood flooring
- Single closet
- Window overlooking side yard
- Flush mount lighting

### PRIMARY BEDROOM

- Hardwood flooring
- Wall-to-wall closet
- 2 windows overlooking side yards

### 4 PIECE FAMILY BATHROOM

- Heated tile flooring
- Single vanity with vanity lighting
- Delta toilet
- Step-in shower with tile surround, glass door, and recessed lighting (approx. 2014)
- Freestanding bathtub
- Window overlooking backyard
- Tall wainscoting
- Shelving and medicine cabinet

- NuTone exhaust fan

### 2ND BEDROOM

- Laminate flooring
- Closet
- Wall sconce lighting
- Window overlooking side yard

### 3RD BEDROOM

- Hardwood flooring
- Closet
- Wall sconce lighting
- 2 windows overlooking side and front yards

### 4TH BEDROOM

- Hardwood flooring
- Window overlooking front yard
- Wall sconce lighting
- Crown moulding

## BASEMENT

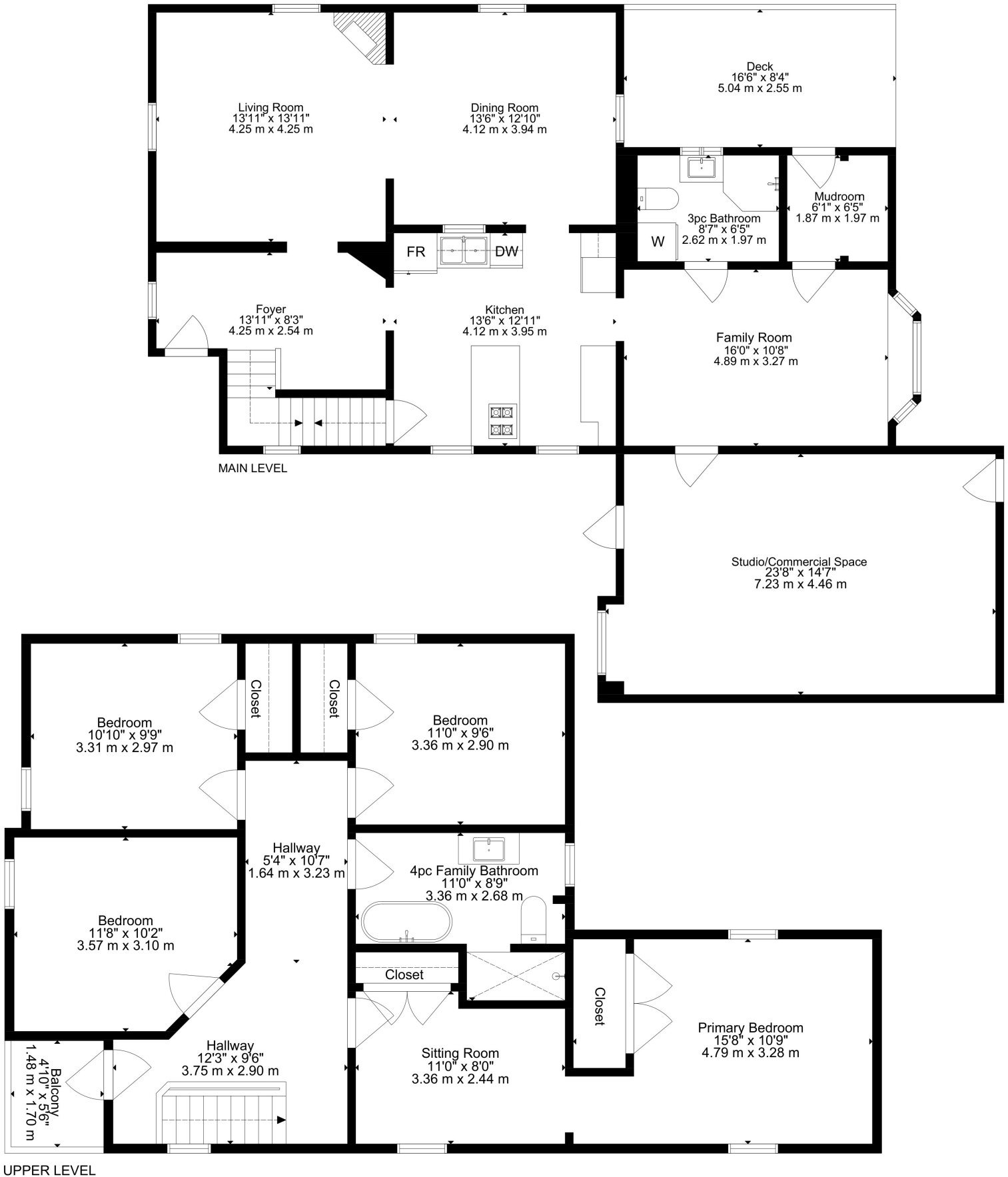
- Unfinished, full
- Wood stove (not operative)
- Workshop area with workbench
- Sump pump (for basement sink)
- Below grade windows

### ADDITIONAL FEATURES

- Private double driveway
- Studio with C1 commercial zoning
- Fully fenced yard (approx. 2015)
- Shed with newer shingles
- Fire pit area with Muskoka chairs
- 2 covered patios
- Gas barbecue and hookup
- Keeprite furnace (approx. 1993)
- Mitsubishi heat pump (approx. 2018)
- Rheem hot water heater, rented with Enercare (approx. 2024)
- UV Max UV light (approx. 2013)
- Windows (approx. 2010)
- Shingles (approx. 2013)
- Updated 125 amp electrical panel (June 2024)
- All original trim and baseboards
- Honeywell Magic Stat thermostat

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







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**COLDWELL BANKER**

**ELEVATE REALTY,  
BROKERAGE**



INFO@LISAHARTSINK.COM | 905.873.9944 | LISAHARTSINK.COM