



HARTSINK^{BROKER}

COMPASSION LED REALTY TEAM



183 Delrex Boulevard

Georgetown

LISAHARTSINK.COM 905.873.9944















SCHOOLS

| Halton District School Board | | Halton Catholic District School Board | |
|------------------------------|------------------------------|---------------------------------------|---------------------------------|
| ENGLISH | | | |
| JK- GR05 | Harrison 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 Public School | GR01 - GR05 | St. Catherine of Alexandria CES |
| GR06 - GR08 | Centennial Public School | GR06 - GR08 | St. Brigid CES |
| GR09 - GR12 | Georgetown District SS | 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

- Single door entry with doorlite and two sidelites
- Tile flooring
- Double closet
- Semi-flush mount lighting

LIVING ROOM

- Open to dining room
- Engineered hardwood flooring
- Bay window overlooking front yard

DINING ROOM

- Open to living room
- Engineered hardwood flooring
- Window with California shutters overlooking side yard
- Chandelier

KITCHEN

- Engineered hardwood flooring
- Walkout to side yard
- Custom shaker style cabinetry with soft close drawer slides, pantry cabinet, undercabinet lighting, glass display cabinets, pots and pans drawers, sit-up breakfast bar, and crown moulding
- Granite countertops
- Subway tile backsplash
- Window overlooking side yard
- Stainless steel appliances: GE gas range with dual ovens, LG fridge, KitchenAid dishwasher
- Custom hood fan cover
- Recessed lighting

PRIMARY BEDROOM

- Broadloom
- Sliding door walkout to backyard with blinds
- Double closet
- Wall sconce lighting

2ND BEDROOM

- Broadloom
- Single closet
- Window with California shutters overlooking backyard

3RD BEDROOM

- Broadloom
- Double closet
- Window with California shutters overlooking side yard

4 PIECE FAMILY BATHROOM

- Tile flooring
- Tiled wainscoting
- Tub shower combo with glass and tile surround
- Single vanity with built-in cabinets
- Wall mounted cabinet over toilet
- Window overlooking side yard
- Recessed lighting

BASEMENT

REC ROOM

- Laminate flooring
- Single closet
- Gas fireplace with stone surround
- Custom wet bar with mirrored backsplash
- Two above grade windows facing side yard
- Beamed ceiling
- Recessed lighting

4TH BEDROOM

- Barn door entry
- Laminate flooring
- Walk-in closet
- Above grade window facing side yard
- Flush mount lighting
- Drop ceiling

3 PIECE BATHROOM

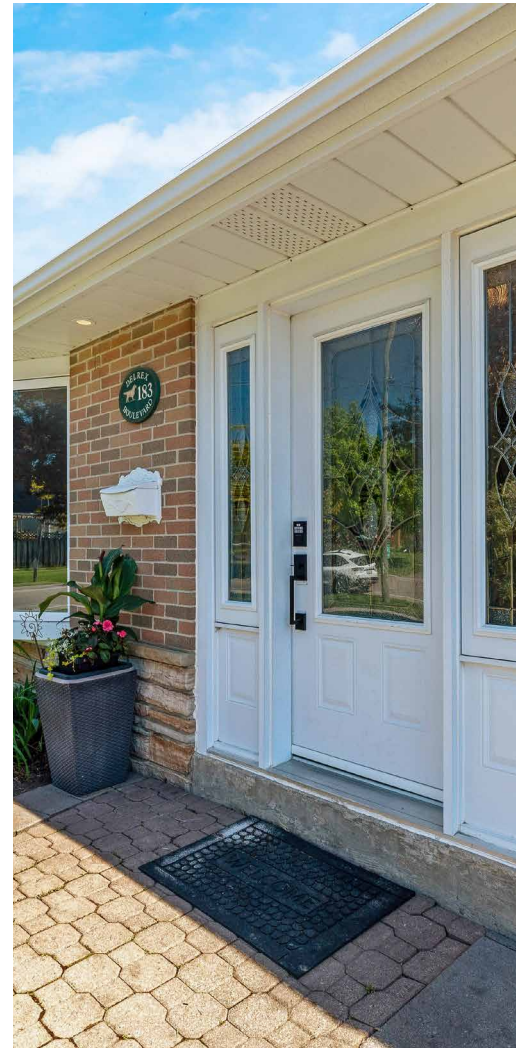
- Barn door entry
- Tile flooring
- Step-in glass shower with rainfall showerhead and tile surround
- Single vanity
- Chrome fixtures
- Recessed lighting

UTILITY/LAUNDRY ROOM

- Unfinished
- LG side-by-side washer and dryer (approx. 10 years old)

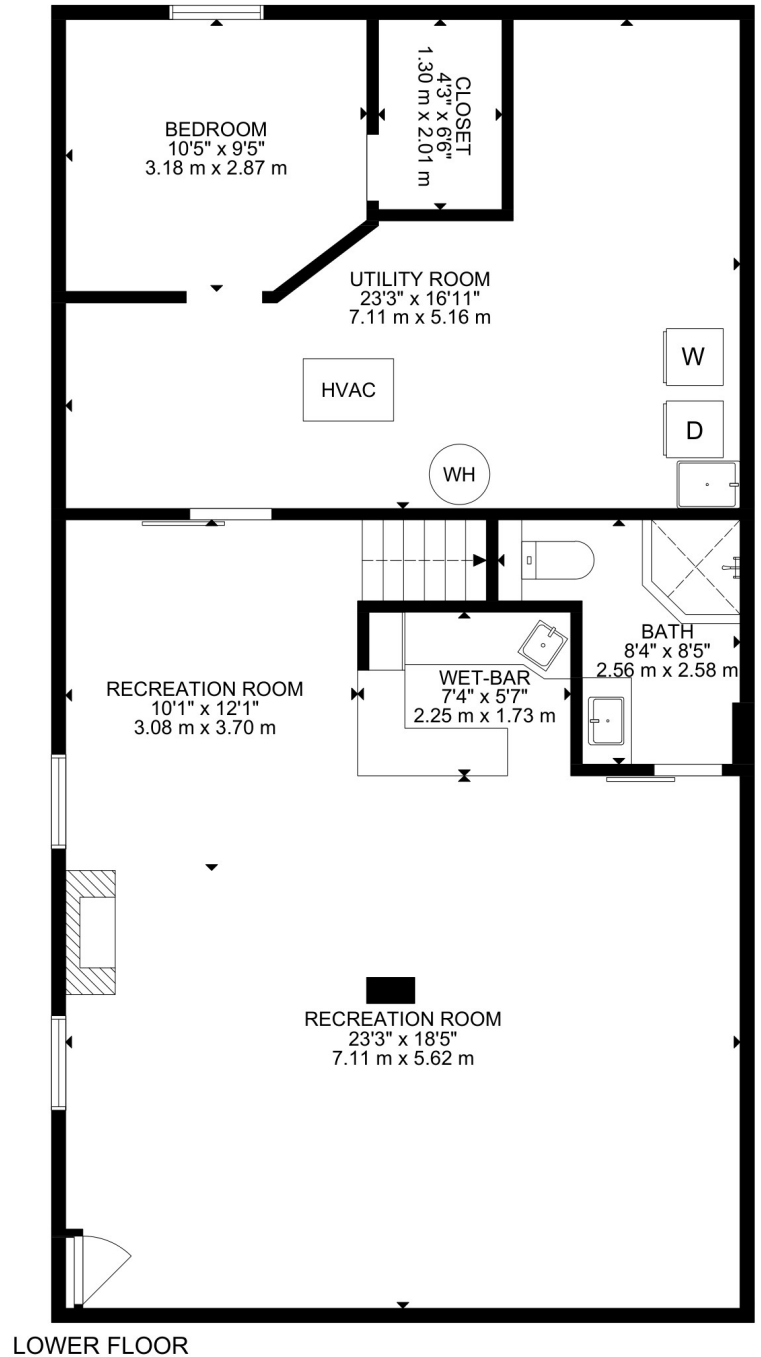
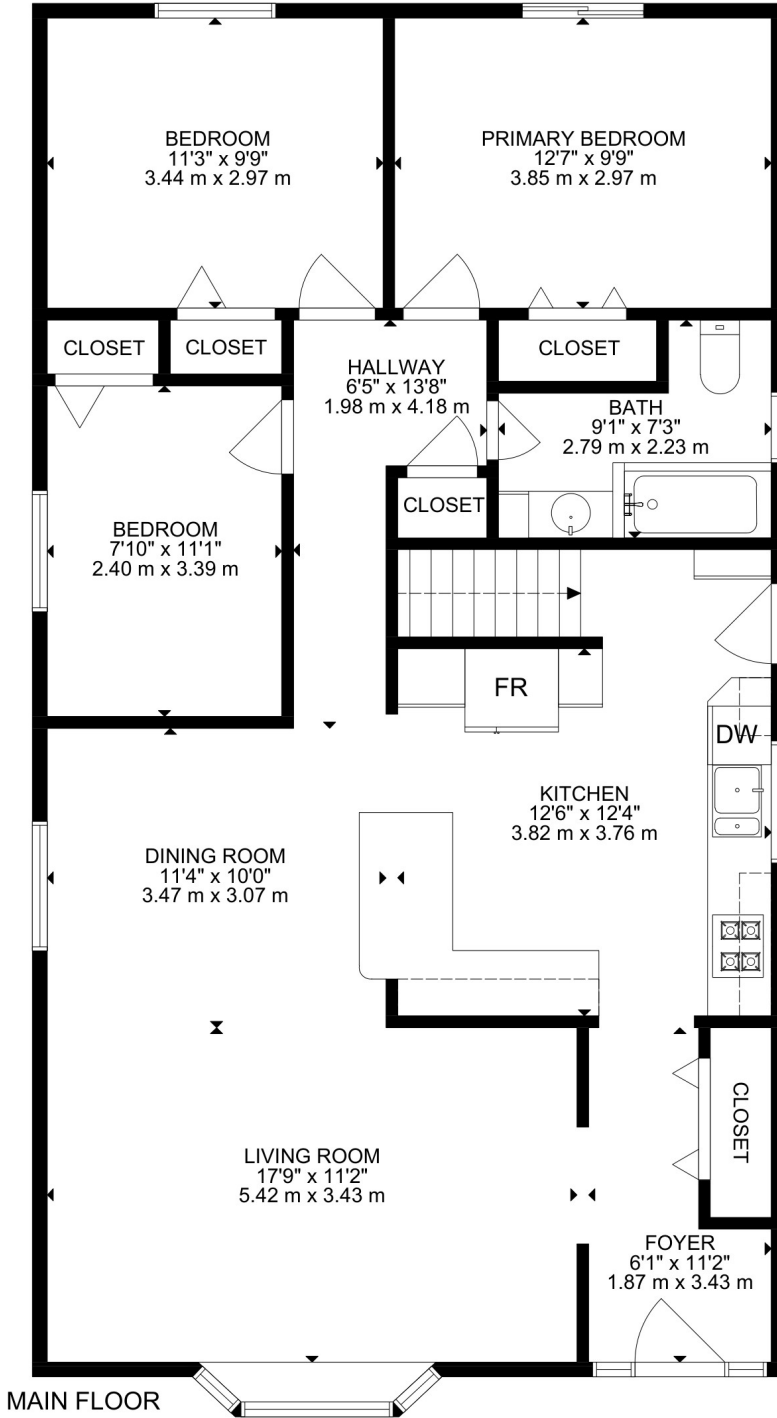
ADDITIONAL FEATURES

- Double driveway with carport and parking for up to 5 vehicles
- Fully fenced, private backyard with perennial gardens and mature trees
- In-ground chlorine pool with newer liner (approx. 2024 with 3 year warranty), interlock patio surround, and cabana
- Storage shed
- Carrier furnace (approx. 2020) and air conditioner
- Hot water tank rented with Reliance
- Water-Right water softener, owned



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

FLOOR PLANS



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