



# HARTSINK<sup>BROKER</sup>

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

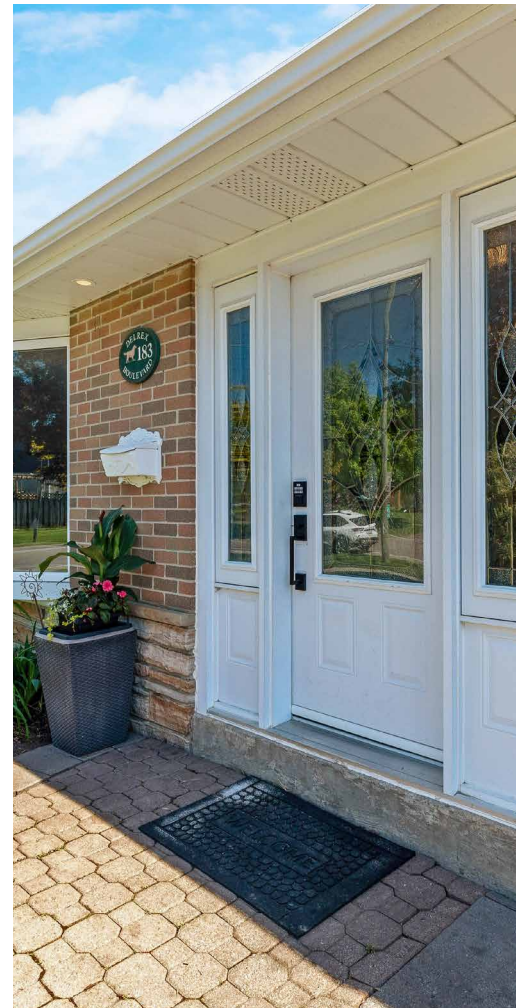
- Barn door entry
- Tile flooring
- Step-in glass shower with rainfall showerhead and tile surround
- Single vanity
- Chrome fixtures
- Recessed lighting

### UTILITY/LAUNDRY ROOM

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

### ADDITIONAL FEATURES

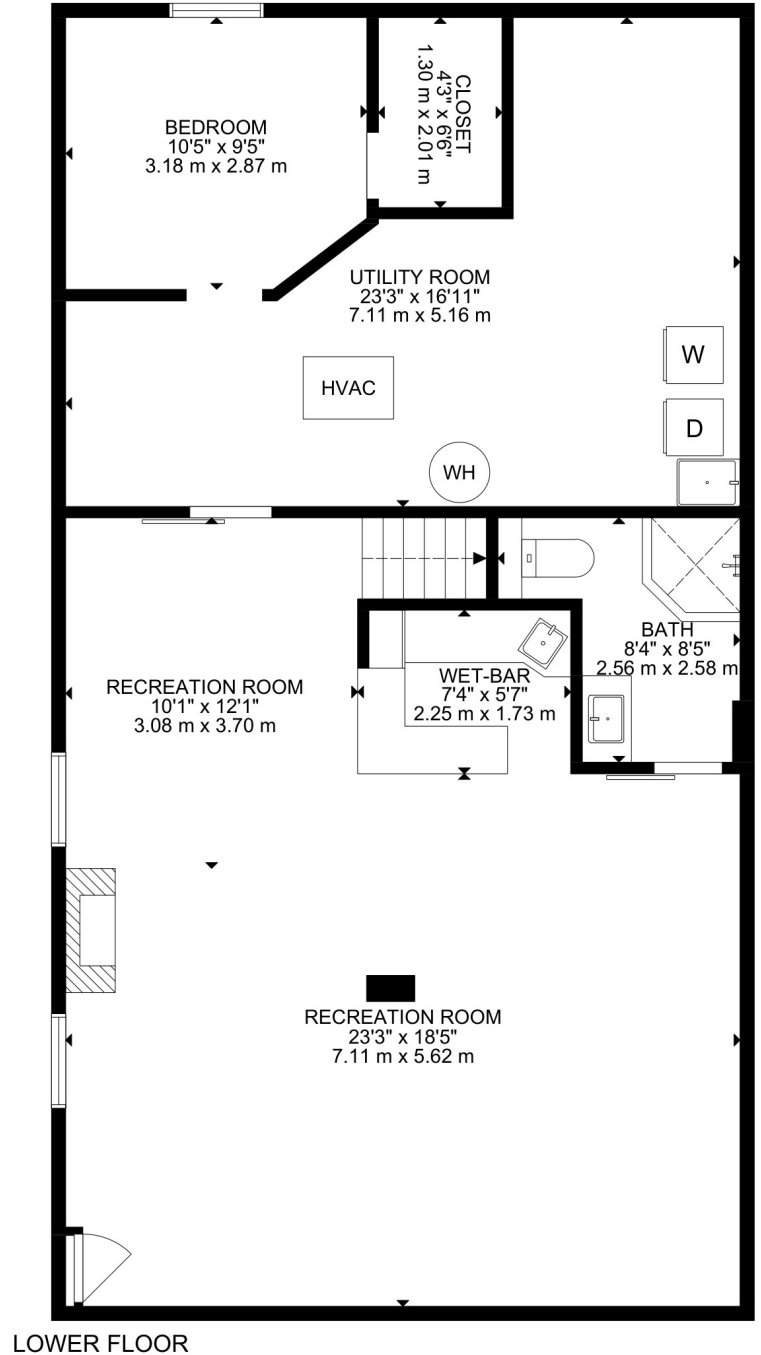
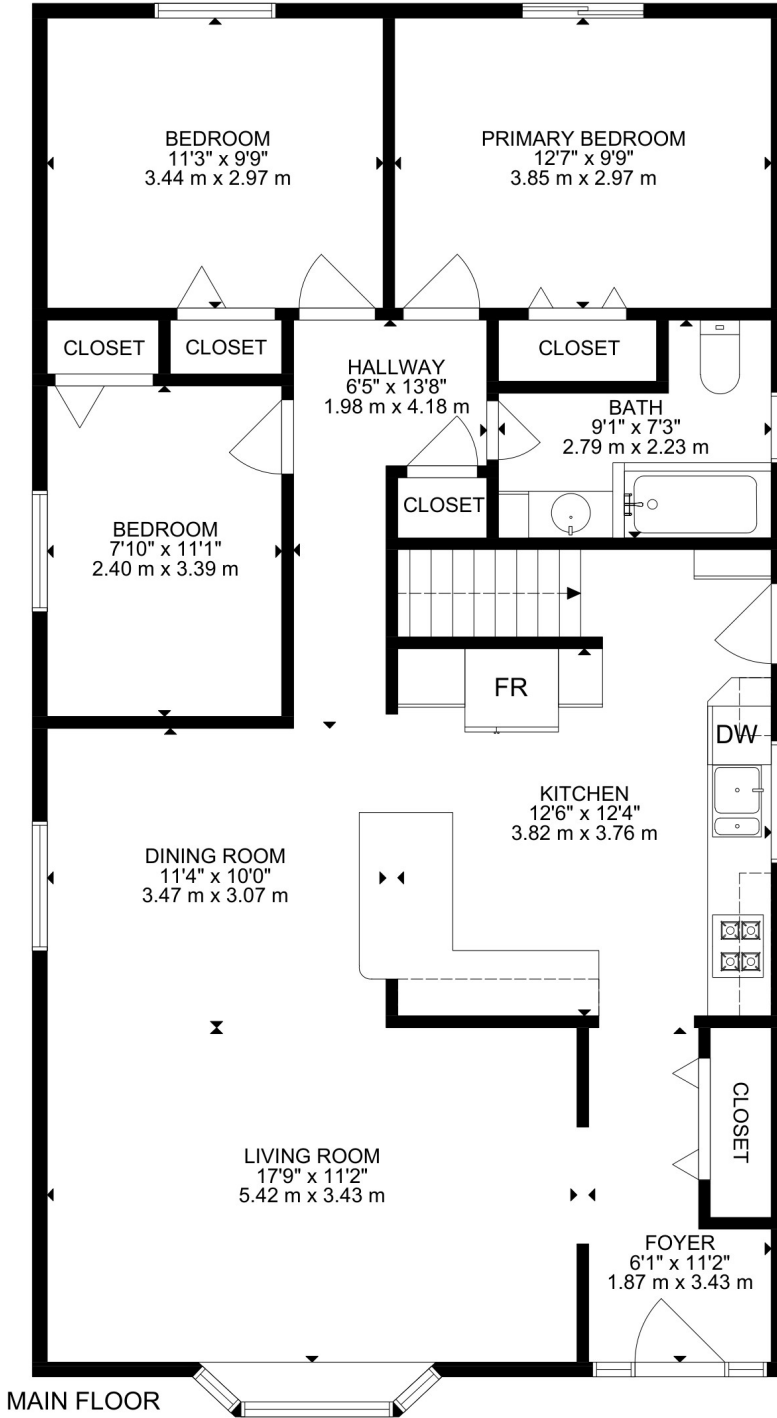
- Double driveway with carport and parking for up to 5 vehicles
- Fully fenced, private backyard with perennial gardens and mature trees
- In-ground chlorine pool with newer liner (approx. 2024 with 3 year warranty), interlock patio surround, and cabana
- Storage shed
- Carrier furnace (approx. 2020)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



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







# LISA HARTSINK<sup>BROKER</sup>

COMPASSION LED REALTY TEAM



**COLDWELL BANKER**

**ELEVATE REALTY,  
BROKERAGE**



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