



# HARTSINK<sup>BROKER</sup>

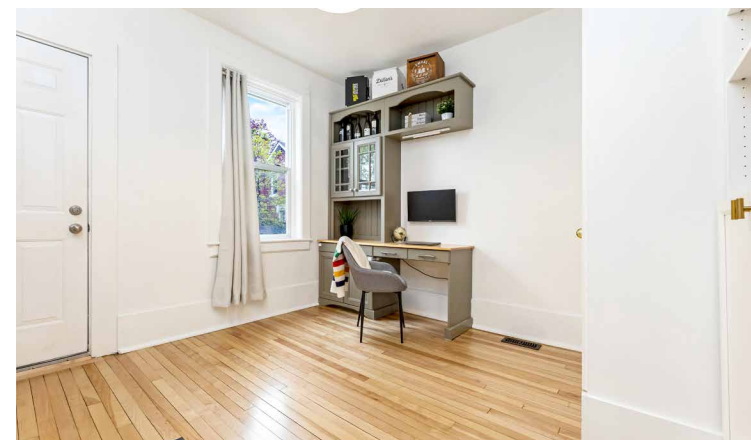
COMPASSION LED REALTY TEAM



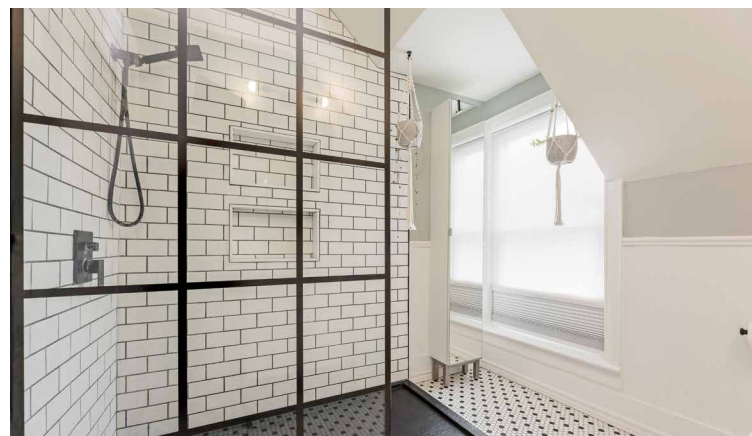
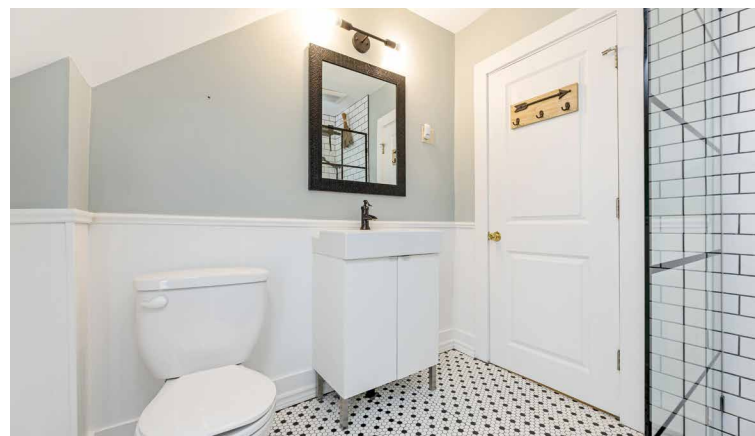
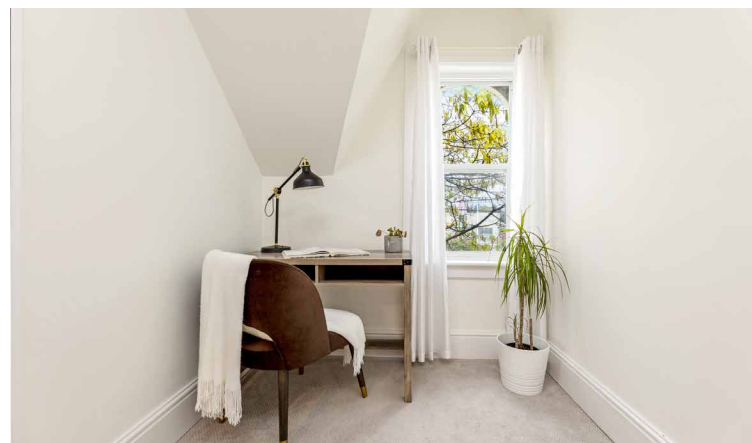
243 Queen Street East  
*Acton*

LISAHARTSINK.COM 905.873.9944















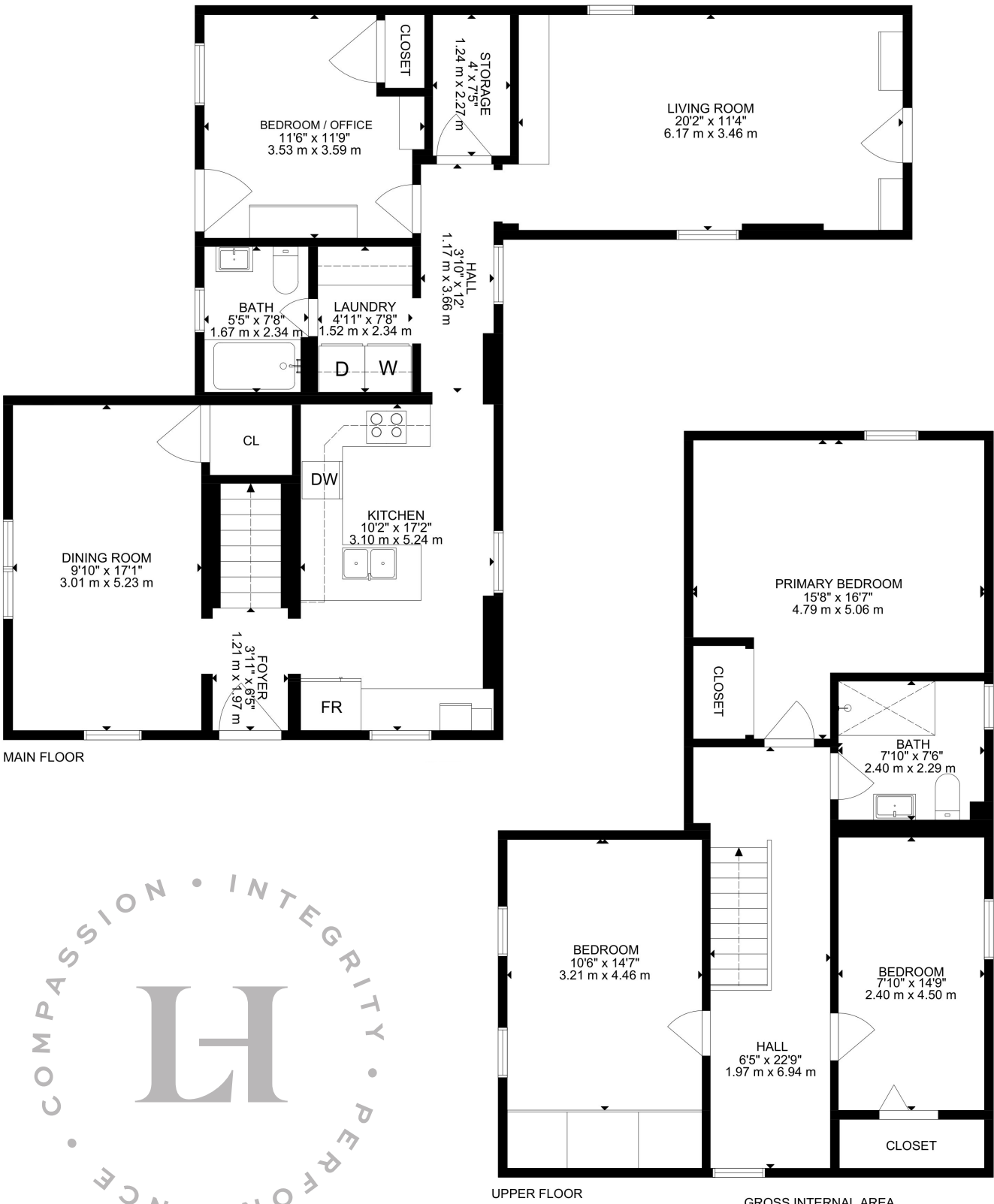


SCHOOLS

Halton District School Board		Halton Catholic District School Board	
ENGLISH			
JK- GR06	Mckenzie-Smith Bennett PS	JK - GR08	St. Joseph CES
GR07 - GR08	Acton Elementary School	GR09 - GR12	Christ the King CSS
GR09 - GR12	Acton District High School		
FRENCH IMMERSION			
GR02 - GR06	Robert Little Public School	GR01 - GR05	St. Catherine of Alexandria CES
GR07 - GR08	Acton Elementary School	GR06 - GR08	St. Brigid CES
GR09 - GR12	Acton District High School	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/>

FLOOR PLANS



GROSS INTERNAL AREA  
MAIN FLOOR: 1065 SQ FT, UPPER FLOOR : 861 SQ FT  
TOTAL: 1926 SQ FT  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



# HOUSE FEATURES

## MAIN LEVEL

### FRONT ENTRANCE

- White picket fence with gate
- Single door with door lite and transom window
- Tile flooring

### DINING ROOM

- Wide plank hardwood flooring
- Closet
- 2 windows overlooking side and front yards
- Contemporary lantern chandelier
- Crown moulding

### KITCHEN

- Wide plank hardwood flooring
- Painted feature wall
- Cabinetry with window seat, brushed gold handles, glass display cabinets, pantry, and breakfast bar
- Butcher block countertops (refinished 2025)
- Double, ceramic, farmhouse sink with brushed gold and black faucet
- Subway tile backsplash
- Stainless steel appliances: range hood, GE double oven range, GE fridge, and GE dishwasher
- 2 windows overlooking front and side yards
- Contemporary pendant lighting

### LAUNDRY ROOM

- Tile flooring
- Amana front load washer/dryer pair
- Cabinetry with brushed gold handles and butcher block countertop
- Subway tile backsplash

### 3 PIECE BATHROOM

- Tile flooring
- Step-in shower with subway tile surround
- Freestanding vanity with oversized sink
- Window overlooking side yard
- Contemporary pendant lighting

### LIVING ROOM

- Vinyl flooring
- Access to side yard and driveway
- Painted feature wall
- 2 windows overlooking front and back yards
- Built-in media unit
- Contemporary pendant lighting
- Vaulted ceiling

### BEDROOM/OFFICE

- Thin plank hardwood flooring
- Updated farmhouse style baseboards
- Access to side yard and deck
- Single closet
- Built-in Murphy bed
- Window overlooking side yard
- Contemporary pendant lighting

## UPPER LEVEL

### HALLWAY

- Broadloom
- Reading/office nook
- Window overlooking front yard
- Wall sconce lighting
- Vaulted ceiling

### PRIMARY BEDROOM

- Vinyl flooring
- Single closet
- Window overlooking backyard
- Wall sconce lighting
- Ceiling fan
- Vaulted ceiling

### 3 PIECE FAMILY BATHROOM

- Mosaic tile flooring
- Wainscoting
- Step-in shower with glass panels, subway tile surround with built-in niches, and rainfall shower head
- Freestanding vanity with farmhouse sink and vanity lighting
- Window overlooking side yard

### 2ND BEDROOM

- Vinyl flooring
- Built-in wardrobe unit
- 2 windows overlooking side yard
- Wall sconce lighting
- Ceiling fan

### 3RD BEDROOM

- Vaulted ceiling
- Vinyl flooring
- Single closet
- Window overlooking side yard
- Wall sconce lighting
- Vaulted ceiling



### ADDITIONAL FEATURES

- Built in 1890
- Board and batten on the addition (refinished approx. 2022)
- Corner lot with paved double driveway (approx. 2024), with parking for 4 vehicles
- Landscaped with perennial gardens, young hedge rows, and mature trees
- Fully fenced side yard with large deck featuring a built-in bench, and raised planters
- Bryant High Efficiency Furnace (approx. 9 years old)
- Air conditioner (approx. 11 years old)
- Rheem hot water heater, rented (approx. 3 years old)
- Water softener, owned (approx. 3 years old)
- Upgraded insulation throughout (November 2022)
- Refinished all hardwood flooring with new quarter rounds (2025)
- New sewer lines (March 2023)

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



**MCGILLIVRAY™**

**Trusted**

Erin & Hillsburgh, Ontario







# HARTSINK<sup>BROKER</sup>

COMPASSION LED REALTY TEAM



**COLDWELL BANKER**

**ELEVATE REALTY,  
BROKERAGE**



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