

**COMPASSION LED REALTY TEAM** 



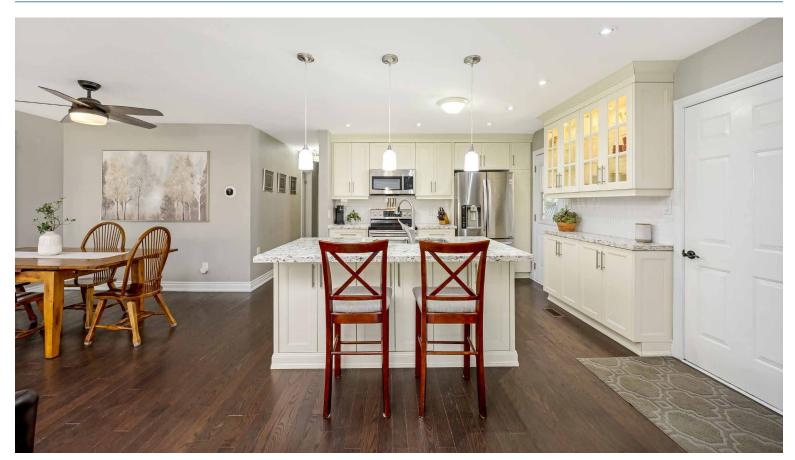
# 3 Lorne Street Erin

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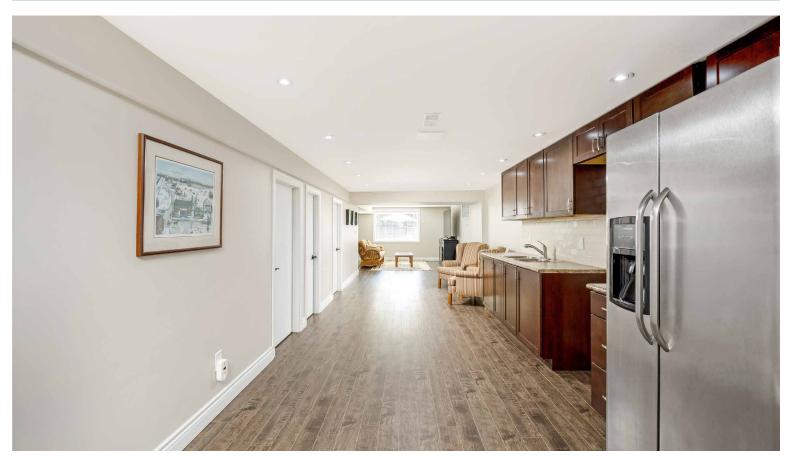






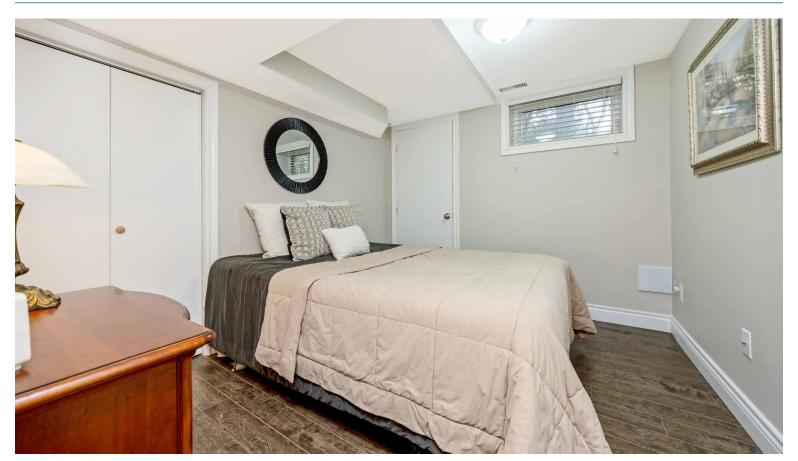


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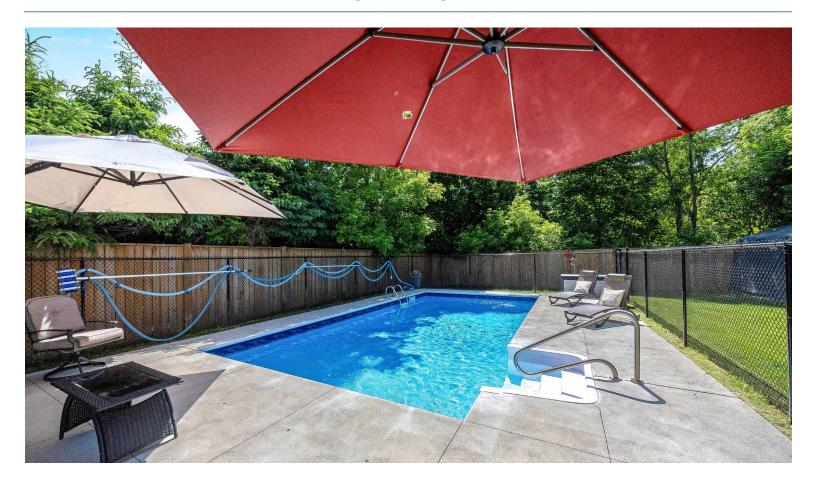








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# **SCHOOLS**

Upper Grand District School Board		Wellington Catholic District School Board & Conseil scolaire Viamonde	
ENGLISH			
JK- GR08	Erin Public School	JK - GRo8	St. John Brebeuf CS
GR09 - GR12	Erin District High School	GR09 - GR12	St. James CSS
FRENCH IMMERSION			
JK- GR06	Brisbane Public School	JK - GRos	École élémentaire des Quatre-Rivières
GR07 - GR08	Erin Public School		
GR09 - GR12	Erin District High School		

School boundary information can be confirmed at: https://findmyschool.ca/Eligibility.aspx?Page=School

# HOUSE FEATURES

### MAIN LEVEL

### FRONT ENTRANCE

- Single front door with full length decorative glass inlay
- Tile flooring
- Recessed lighting

### **LIVING ROOM**

- Open concept
- Hardwood flooring
- Bow window overlooking front yard
- Wood burning fireplace with stone surround
- Recessed lighting

### **DINING ROOM**

- Open concept
- Hardwood flooring
- Large window overlooking side yard
- Ceiling fan

### **KITCHEN**

- Open concept
- Hardwood flooring
- Walkout to raised deck
- Access to garage
- Cabinetry with soft close hinges and slides, glass display cabinets with lighting, and crown moulding
- Sit-at 3 seat island
- Double stainless steel sink with garbage disposal
- Quartz countertops
- Tile backsplash
- Stainless steel appliances:
  Samsung electric range, microwave,
  and dishwasher, LG fridge
- Pendant, flush mount, and recessed lighting

### **PRIMARY BEDROOM**

- Hardwood flooring
- Double closet
- 2 windows overlooking side and back yards
- Ceiling fan

### **3 PIECE ENSUITE BATHROOM**

- Tile flooring
- Step-in tiled shower with rainfall showerhead and recessed light

- Single vanity
- Vanity lighting
- Window overlooking side yard

### **2ND BEDROOM**

- Hardwood flooring
- Single closet
- 2 windows overlooking side and back yards
- Ceiling fan

### **3RD BEDROOM**

- Hardwood flooring
- Single closet
- Window overlooking side yard
- Ceiling fan

### **4 PIECE FAMILY BATHROOM**

- Tile flooring
- Tub/shower combo with tile surround
- Large single vanity
- Vanity lighting

### BASEMENT

• Storage under stairs

### **KITCHENETTE**

- Laminate flooring
- Double stainless steel sink
- Laminate countertops
- Tile backsplash
- Stainless steel Frigidaire fridge
- Recessed lighting

### **REC ROOM**

- Laminate flooring
- Walkout to backyard
- Freestanding gas fireplace (approx. 2019)
- 2 windows overlooking side and back yards
- Recessed lighting

### **4TH BEDROOM**

- Laminate flooring
- Single closet
- Above grade window facing side vard
- Flush mount lighting

### **DEN/BONUS ROOM**

- Laminate flooring
- Flush mount lighting

### **4 PIECE BATHROOM**

- Tile flooring
- Tub/shower combo with tile surround
- Large single vanity
- Vanity lighting

### **LAUNDRY ROOM**

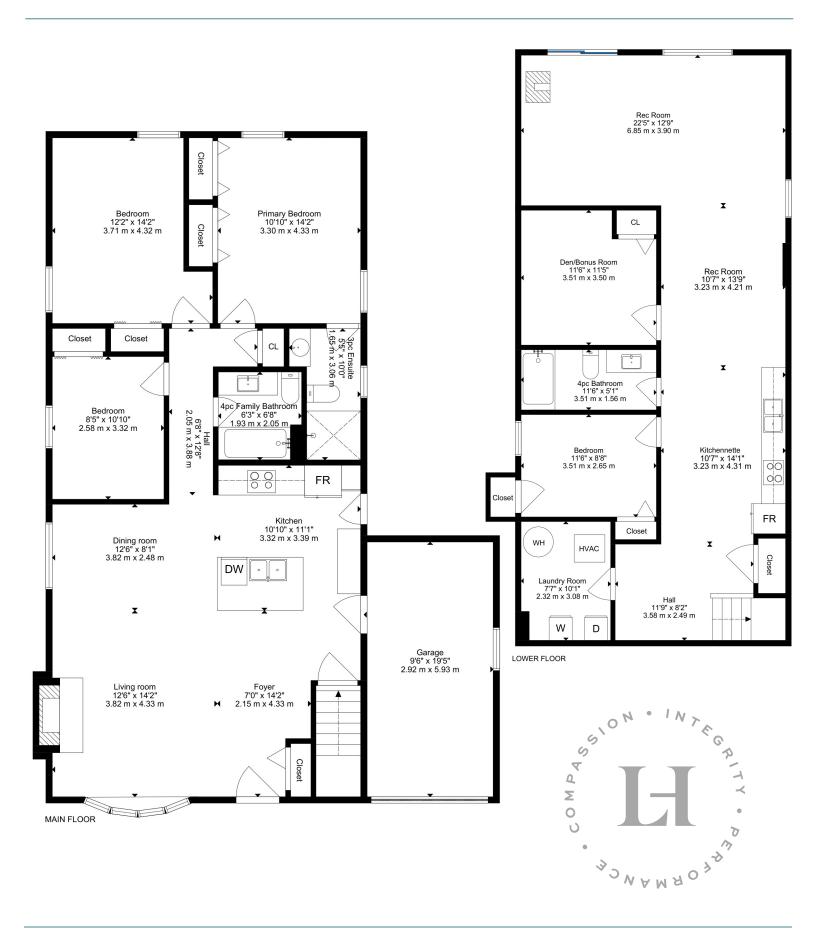
- Tile flooring
- LG washer and gas dryer

### **ADDITIONAL FEATURES**

- Double driveway plus backyard parking pad through wood/steel reinforced gate
- Single garage with concrete floor, oil change pit (as is/unused), and Craftsman remote opener
- Fully fenced yard with stone fire pit, raised deck with storage below including electrical outlet, storage shed with board and batten siding, subpanel, and recessed lighting
- 14ft x 28ft chlorine pool with chain link safety fence, 6ft deep end, 3ft shallow end, concrete surround, electro-mechanical timer, Raypack heater, Jandy Pro Series pump, built-in solar blanket, and lighting (2020)
- Lennox furnace and air conditioner (2017)
- Ecobee thermostat
- Rheem hot water heater, owned
- Shingled roof (approx. 2017)
- 100 amp panel, copper and aluminum wiring

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

# FLOOR PLANS





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