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BROKER

COMPASSION LED REALTY TEAM



3 Lorne Street

Erin

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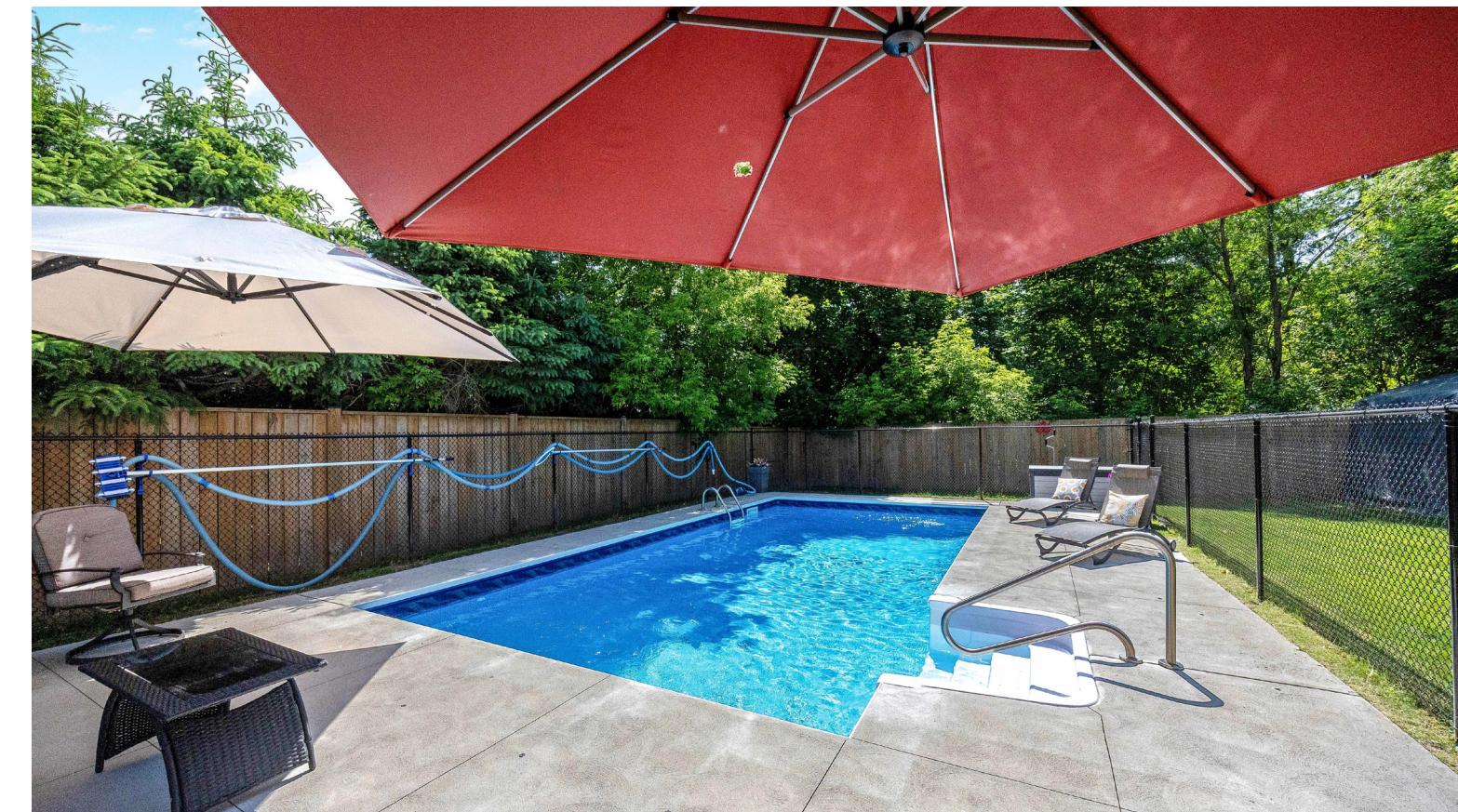
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SCHOOLS

Upper Grand District School Board

Wellington Catholic District School Board
& Conseil scolaire Viamonde

ENGLISH

JK- GR08	Erin Public School	JK - GR08	St. John Brebeuf CS
GR09 - GR12	Erin District High School	GR09 - GR12	St. James CSS

FRENCH IMMERSION

JK- GR06	Brisbane Public School	JK - GR08	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

4TH BEDROOM

- Laminate flooring
- Single closet
- Above grade window facing side yard
- 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



COMPASSION • INTEGRITY • PERFORMANCE

LH



COLDWELL BANKER

**ELEVATE REALTY,
BROKERAGE**



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