



LISA HARTSINK BROKER

COMPASSION LED REALTY TEAM

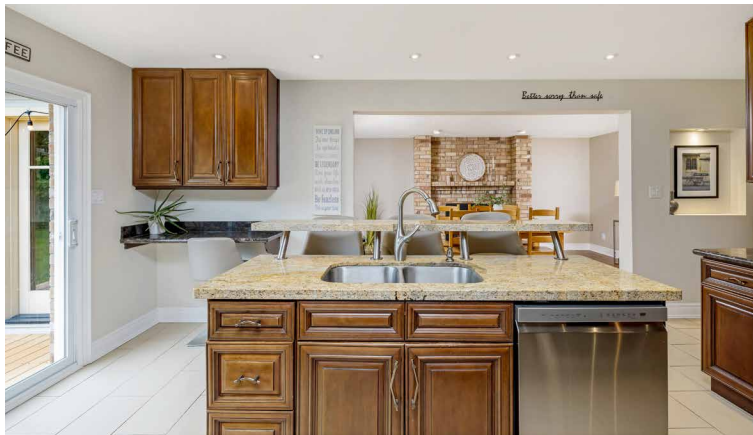


4 Southwinds Drive
Ballinacra

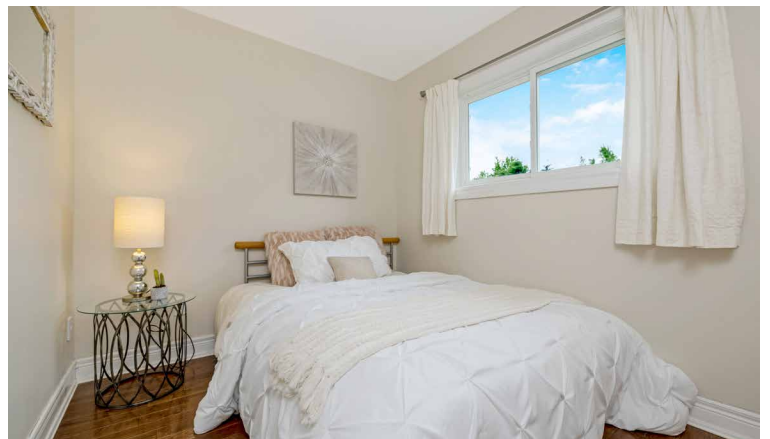
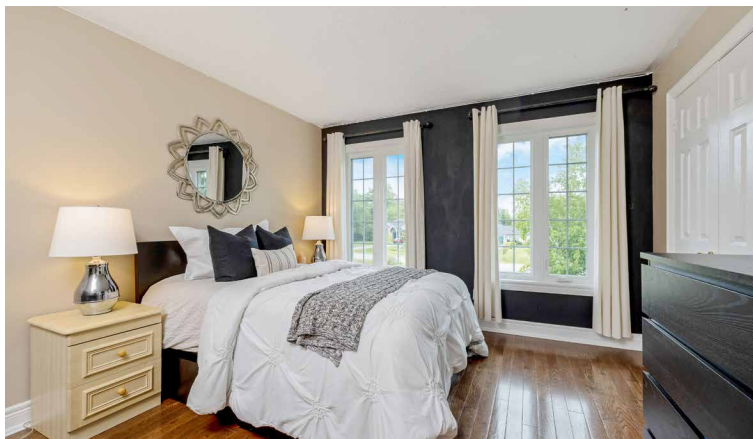
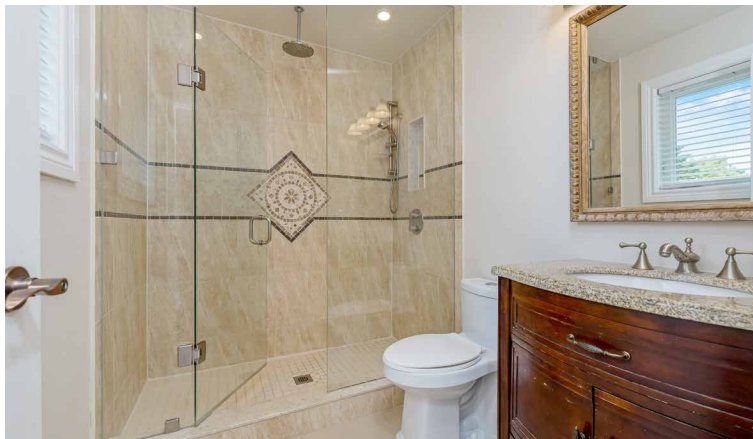
LISAHARTSINK.COM 905.873.9944











LISA HARTSINK



HOUSE FEATURES

MAIN LEVEL

FOYER

- Interlock walkway to covered porch
- Entry door with sidelites
- Tile flooring with inlay
- Double coat closet
- Art niche with recessed light
- Hardwood stairs with wrought iron spindles
- Recessed lighting

LIVING ROOM

- Rustic hardwood flooring
- Open concept
- 2 windows overlooking front yard
- Textured ceiling with recessed lighting

OFFICE

- Rustic hardwood flooring
- Large window overlooking backyard
- Tray ceiling
- Pendant and recessed lighting

EAT-IN KITCHEN

- Overlooks family room
- Tile flooring
- Walk out to yard
- Cabinetry featuring soft close hinges and slides, wine rack, pantry, corner glass display cabinet, lazy Susan, and under cabinet lighting
- Centre island with double stainless steel sink with soap pump, and sit-up breakfast bar
- Granite counters
- Tile backsplash
- Stainless steel appliances: Miele oven and cooktop, GE over-the-range microwave, LG fridge and dishwasher
- Desk area
- Recessed lighting

DINING ROOM

- Rustic hardwood flooring
- Wood burning fireplace insert with brick surround
- French doors to sunroom

- Textured ceiling with recessed lighting

SUNROOM

- All season room
- Hardwood flooring
- Walk out to deck
- Feature brick walls
- 2 large windows overlooking backyard
- Ceiling fan with remote
- Cathedral ceiling with 2 skylights

LAUNDRY ROOM

- Tile flooring
- Access to garage and powder room
- Built in cabinets with deep laundry sink and open counter space
- Miele dryer
- LG washer
- Flush mount lighting

2 PIECE POWDER ROOM

- Tile flooring
- American Standard toilet
- Updated vanity with granite top
- Window facing front yard
- Exhaust fan

UPPER LEVEL

HALLWAY

- Hardwood flooring
- Flush mount lighting

PRIMARY BEDROOM

- Hardwood flooring
- Walk in closet
- 2 windows overlooking front yard
- Textured ceiling

3 PIECE ENSUITE BATHROOM

- Tile flooring
- Water Ridge 1 piece toilet
- Large walk-in shower with tile surround, storage niche, glass door, rainfall shower head, and recessed lighting
- Single vanity with granite countertop
- Vanity lighting
- Window facing side yard
- Exhaust fan

2ND BEDROOM

- Hardwood flooring
- Double closet
- Window overlooking backyard

3RD BEDROOM

- Hardwood flooring
- Double closet
- Window overlooking backyard

4TH BEDROOM

- Hardwood flooring
- Double closet
- 2 windows overlooking front yard
- Television wall mount

4 PIECE FAMILY BATHROOM

- Tile flooring
- Separate toilet nook with Water Ridge 1 piece toilet and wall sconce lighting
- Jetted tub with tile surround and recessed light
- Updated double vanity
- Vanity lighting
- Small octagonal window facing front yard
- Exhaust fan

BASEMENT

REC ROOM

- Luxury vinyl flooring
- Storage under stairs
- Storage under sunroom addition
- Cold room under porch
- Recessed and flush mount lighting

DEN & STORAGE ROOM

- Luxury vinyl flooring
- Wood panelled walls and ceiling
- Closet
- Hot tub (*as is*)
- 2 above grade windows
- Flush mount, track, and recessed lighting



**HARTSINK
TEAM**

LISAHARTSINK.COM • 905.873.9944

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

LISAHARTSINK.COM • 905.873.9944

HOUSE FEATURES

ADDITIONAL FEATURES

- 1.17 acre lot, partially fenced
- Deep, double garage with 2 Genie remote openers, cabinets and shelving, and access to backyard
- Backyard with 2 tiered composite decks, Leisure Manufacturing hot tub (*as is*) with privacy fence, storage shed, cabin and fire pit area
- Payne propane furnace (*approx. 2019*)
- Superior propane tank, rented
- International Comfort Products air conditioner (*approx. 2012*)
- Giant electric hot water heater, rented with Sandpiper (*approx. 2013*)
- Kenmore water softener, owned
- Flexcon Flex2Pro Pressure tank (*approx. 2015*)
- 200 amp electrical panel, plus Generac generator
- Sump pump
- Well located in front yard
- Septic located in backyard
- All windows replaced except basement and sunroom (*approx. 2019*)
- Updated baseboards and trim throughout
- Beam central vacuum
- Satellite antenna

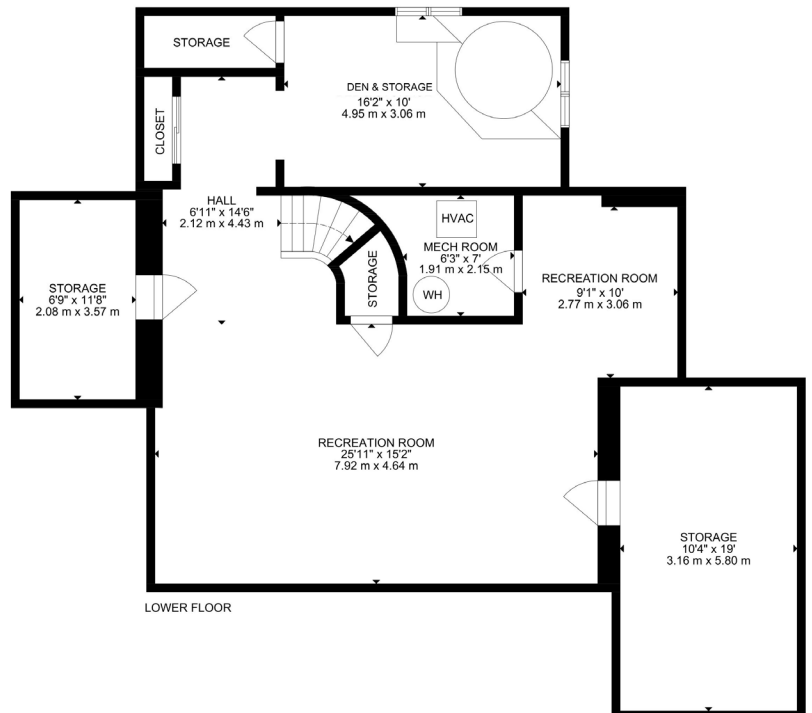
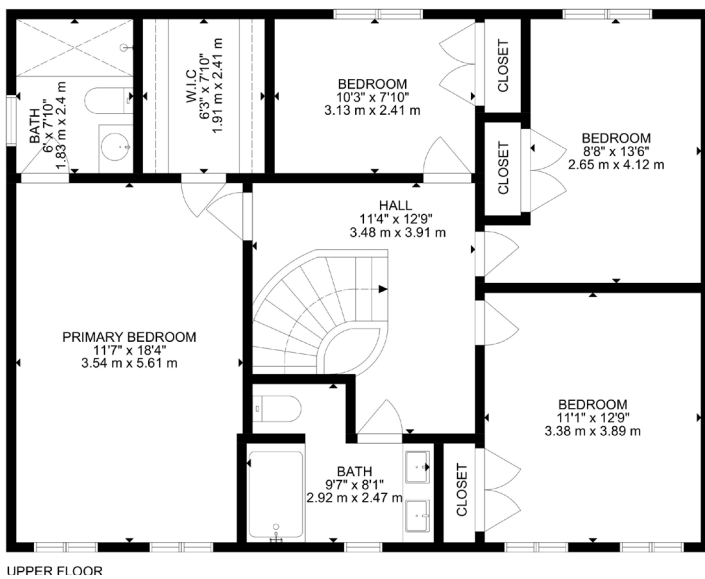
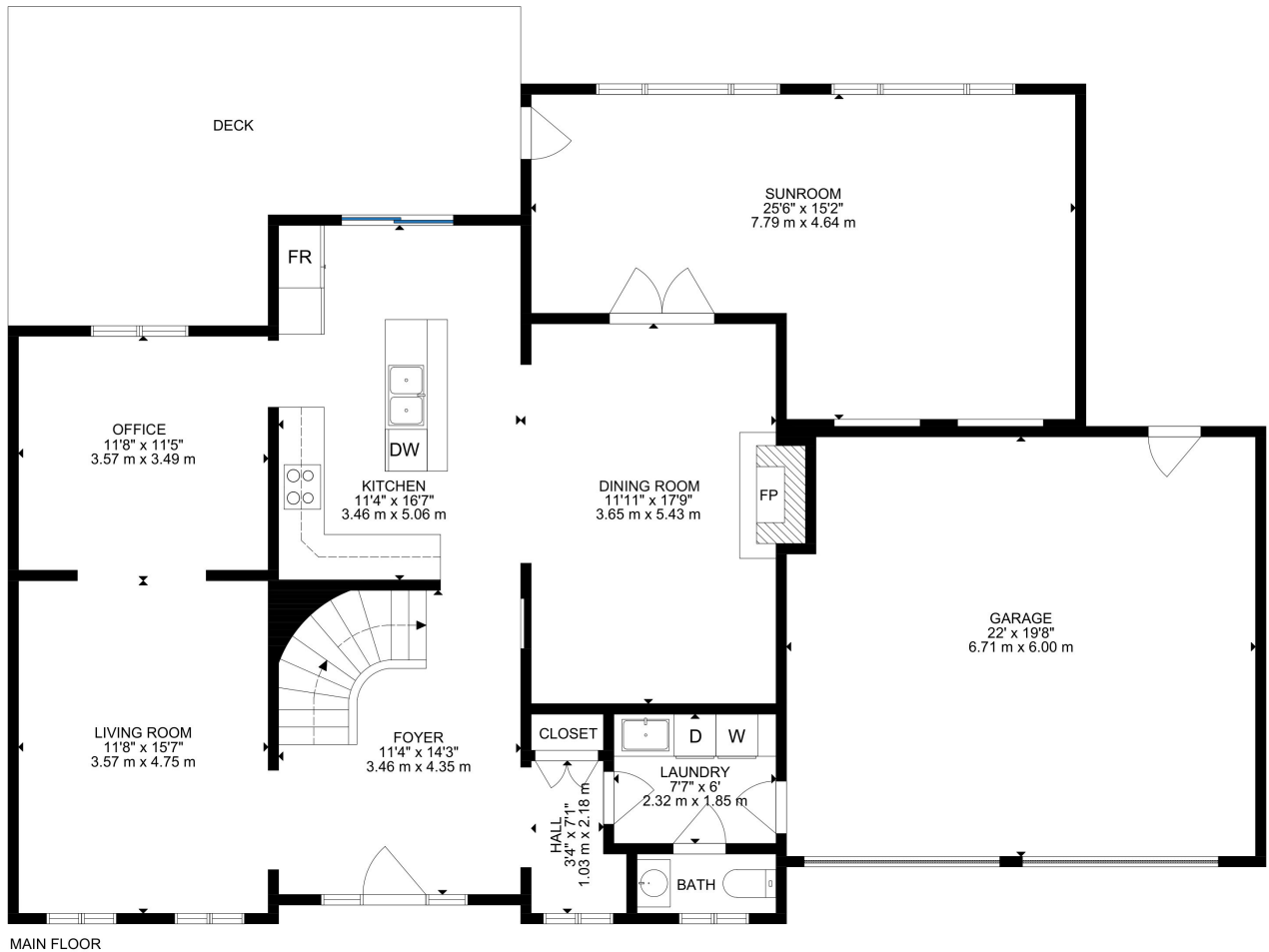


SCHOOLS

Halton District School Board		Halton Catholic District School Board	
ENGLISH			
JK- GR05	Limehouse PS	JK - GR08	St. Francis of Assisi CES
GR06-GR08	Stewarttown PS	GR09 - GR12	Christ the King CSS
GR09 - GR12	Acton District SS		
FRENCH IMMERSION			
GR02 - GR06	Robert Little PS	GR01 - GR03	St. Catherine of Alexandria CES
GR07 - GR08	Acton Elementary PS	GR04 - GR08	St. Brigid CES
GR09 - GR12	Georgetown District HS	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/>



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^{BROKER}

COMPASSION LED REALTY TEAM



COLDWELL BANKER

**ELEVATE REALTY,
BROKERAGE**



INFO@LISAHARTSINK.COM | 905.873.9944 | LISAHARTSINK.COM