



LISA HARTSINK^{BROKER}

COMPASSION LED REALTY TEAM



11890 Winston Churchill Blvd
Halton Hills

LISAHARTSINK.COM 905.873.9944













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HOUSE FEATURES

MAIN LEVEL

FRONT ENTRANCE

- Perennial gardens including weeping Mulberry
- Decorative shutters and wrought iron window boxes
- Exterior lamp post and wall sconce lighting
- Double door entry with frosted glass doorlites and transom window
- Tile flooring
- Contemporary chandelier and wall sconce lighting

LIVING ROOM

- French door entry
- Hardwood flooring
- Picture window overlooking front yard with built-in panel blinds, and window overlooking backyard with cellular blind

OFFICE

- Hardwood flooring
- Flush mount lighting

KITCHEN

- Hardwood flooring
- Contemporary two-tone cabinetry with soft close hinges and slides, pots and pans drawers, undercabinet lighting, and pantry
- 4-seat island with double stainless steel sink
- Ceramic and aluminum tile backsplash
- Caesarstone countertops
- Stainless steel appliance garage
- Stainless steel Frigidaire appliances including fridge, electric cooktop, over the range microwave, built-in wall oven, and warming drawer
- Pendant and recessed lighting

DINING ROOM

- French door entry
- Open to kitchen and sitting room
- Hardwood flooring
- Two windows overlooking side and back yards with cellular blinds

- Contemporary chandelier and recessed lighting

SITTING ROOM

- Open to kitchen and dining room
- Hardwood flooring
- Sliding door walkout to enclosed porch
- Single door walkout to deck with doorlite and sidelite
- Picture window overlooking backyard
- Recessed lighting

5 PIECE FAMILY BATHROOM

- Heated tile flooring
- Double vanity with one-piece top
- Tub and shower combo with subway tile surround and built-in niche
- Track lighting
- Circular skylight

PRIMARY BEDROOM

- Broadloom flooring with hardwood underneath
- Double door closet
- Large window overlooking backyard with blackout cellular blind
- Ceiling fan

3 PIECE ENSUITE BATHROOM

- Heated tile flooring
- Walk-in shower with tile surround
- Single vanity with one-piece top
- Mirrored medicine cabinet
- Window overlooking backyard
- Recessed lighting

2ND BEDROOM

- Broadloom flooring with hardwood underneath
- Double closet
- Large window overlooking front yard with blackout cellular blind
- Flush mount lighting

3RD BEDROOM

- Broadloom flooring with hardwood underneath
- Single closet
- Large window overlooking front yard with blackout cellular blind
- Flush mount lighting

BASEMENT

REC ROOM

- Broadloom flooring
- Wood burning fireplace (*unused, as is*) with painted brick surround
- Large above grade window facing front yard
- Flush mount lighting

4TH BEDROOM

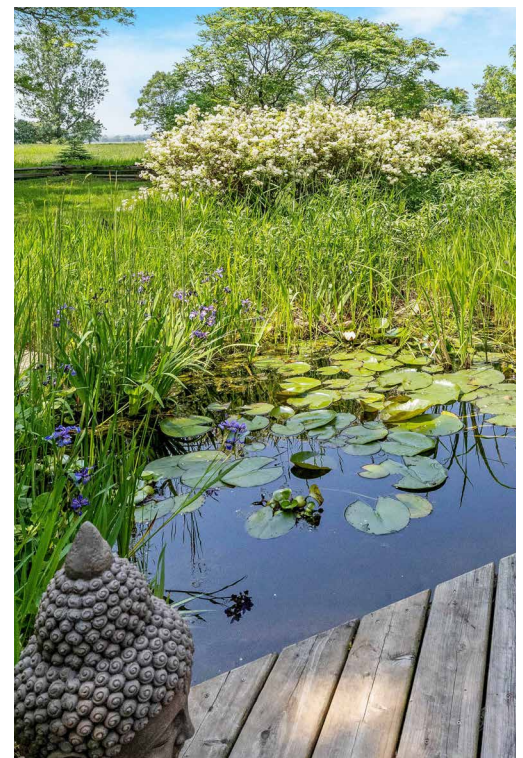
- Broadloom flooring
- Single closet
- Above grade window facing front yard
- Flush mount lighting

WORKSHOP & STORAGE ROOM

- Concrete floor
- Two windows overlooking front and side yards
- Four work tables

KITCHENETTE & LAUNDRY ROOM

- Concrete floor
- Cabinetry with pots and pans drawers
- Double stainless steel sink
- Above grade window facing backyard
- Cold room
- LG washing machine (*approx. 2022*)
- Kenmore dryer (*approx. 2003*)



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

HOUSE FEATURES

ADDITIONAL FEATURES

- Interlock driveway with parking for up to 8 vehicles
- Half acre lot surrounded by mature trees, fronting and backing onto farm fields
- Private backyard with garden shed with power and new roof (approx. 2024), enclosed 3 season porch (approx. 1976) with tin roof,

- and tiered deck overlooking pond feature and perennial gardens
- Eavestroughs with Leaf Filter gutter guards with transferable lifetime warranty
- Freshly painted main level
- Central vacuum (*original*)
- Smart thermostat
- Water Furnace Envision Geothermal system (approx. 2010)

- Two wells in front yard
- Septic in backyard under porch
- UV filter and Reverse Osmosis
- Culligan water softener, owned
- GSW Series 9 water heater, owned
- All windows replaced except one in dining room (approx. 2015 & 2020) with transferable lifetime warranty
- Asphalt roof (approx. 2010)
- 200 amp electrical panel



SCHOOLS

| Halton District School Board | | Halton Catholic District School Board | |
|------------------------------|-----------------------------|---------------------------------------|---------------------------------|
| ENGLISH | | | |
| JK- GR05 | Glen Williams 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 PS | GR01 - GR03 | St. Catherine of Alexandria CES |
| GR06 - GR08 | Centennial Public School | 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/>



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COLDWELL BANKER

**ELEVATE REALTY,
BROKERAGE**



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