

5029 Trafalgar Road

Erin



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COMPASSION
LED LUXURY
LISTING



HARTSINK BROKER

COMPASSION LED REALTY TEAM

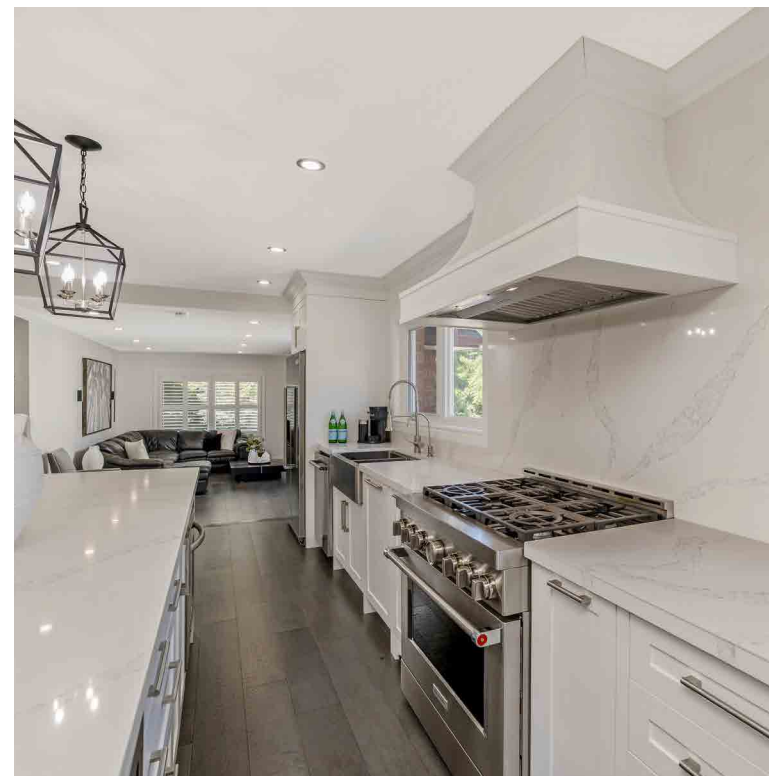
WELCOME TO**5029 TRAFALGAR ROAD, ERIN**

Welcome to your turnkey escape to the country on nearly 2 acres of fully landscaped grounds, tucked amidst trees and trails yet moments from town conveniences. This thoughtfully updated home offers space, style, and flexibility for grown and growing families or those seeking multi-generational living opportunities.

All in a family-friendly rural community that's minutes to Erin Village, 20 minutes to Georgetown GO and 15 minutes to Acton GO, 25 minutes to the 401 — rural serenity with urban access. Explore the area at one of the nearby parks or trails, such as the Elora Cataract Trailway, Cedar Valley Park, Erin Lions Park, Scottsdale Farm, or Silver Creek Conservation Area just to name a few. If you're seeking a turnkey property that offers space, style, and endless possibilities, this is the one you've been waiting for!



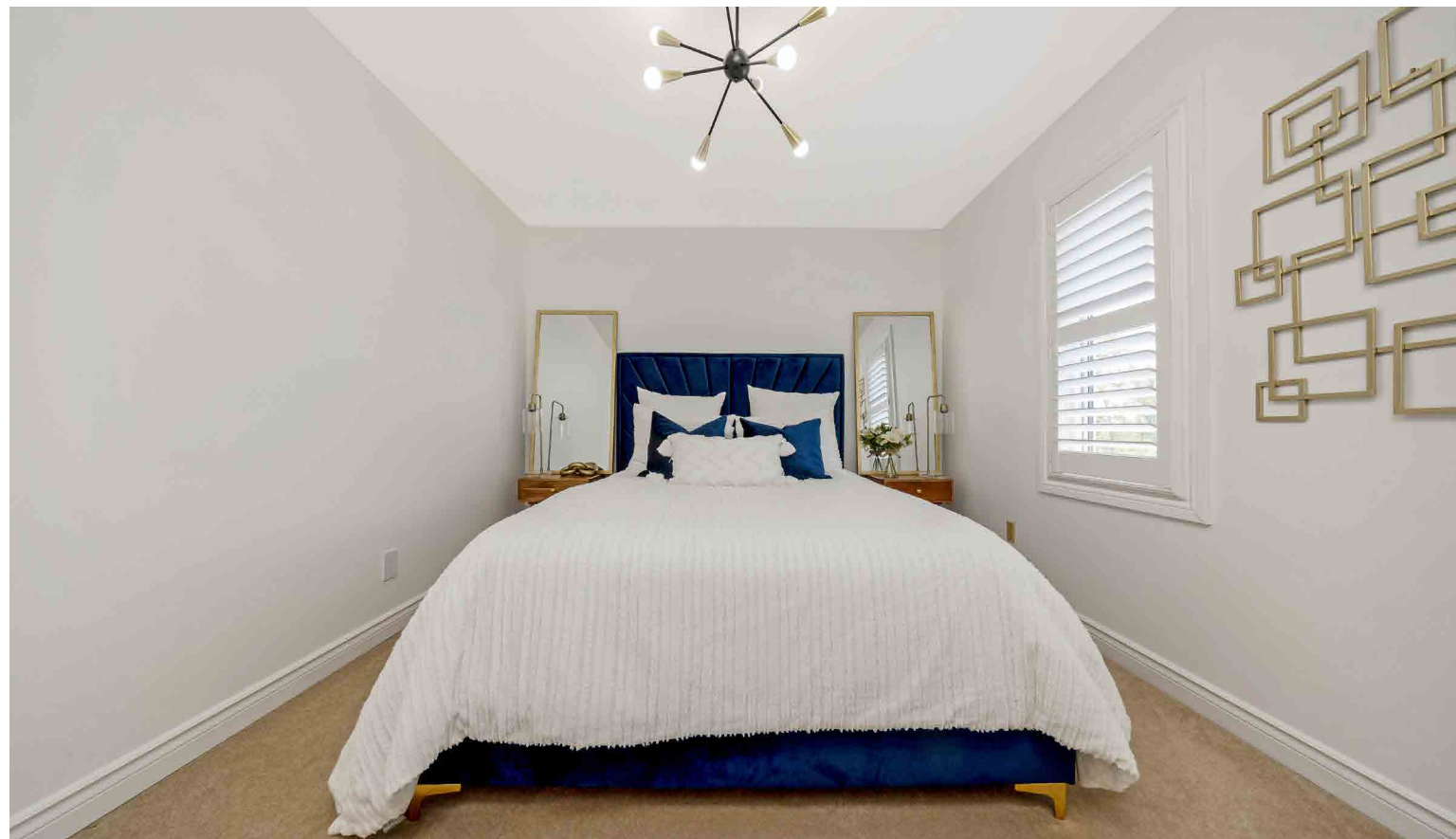


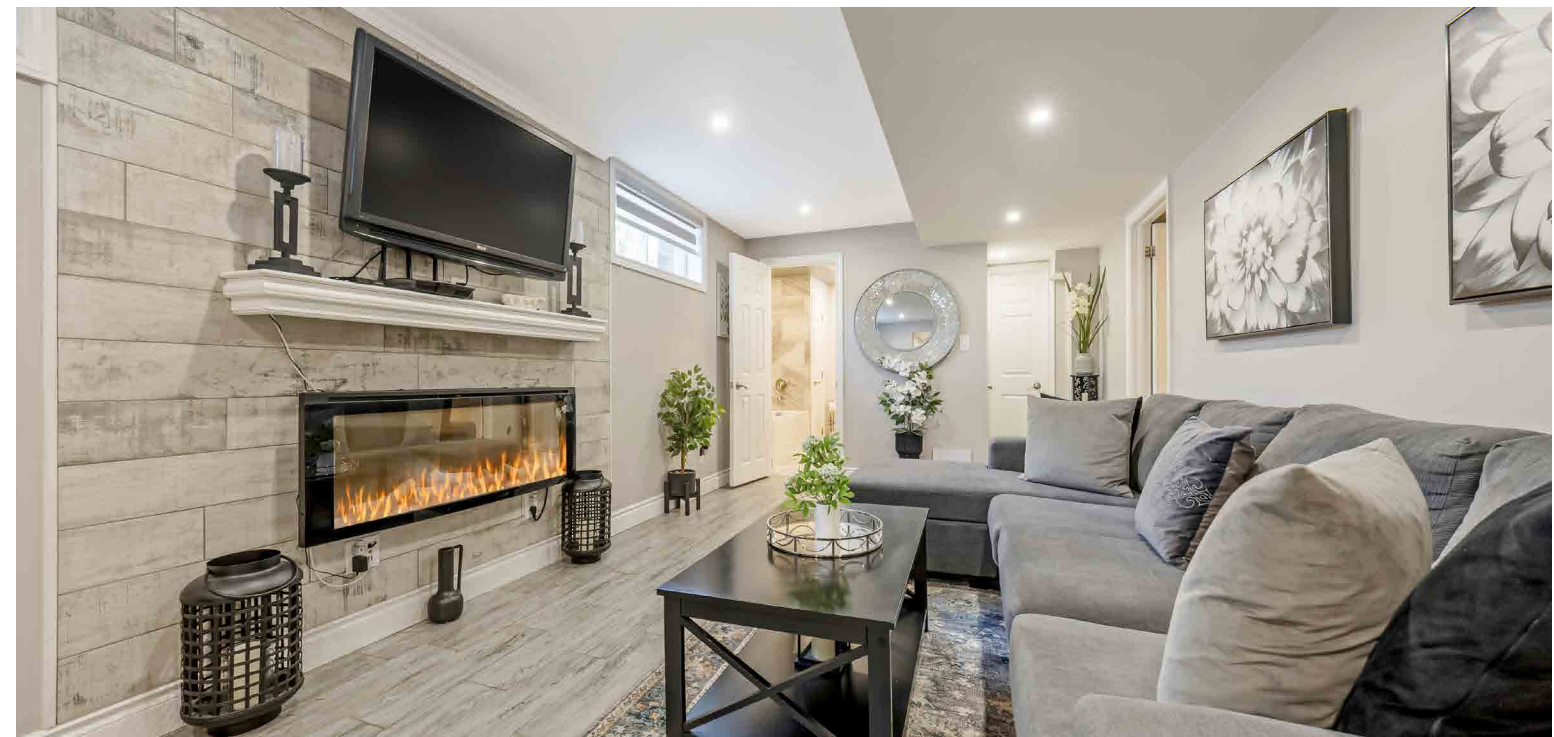
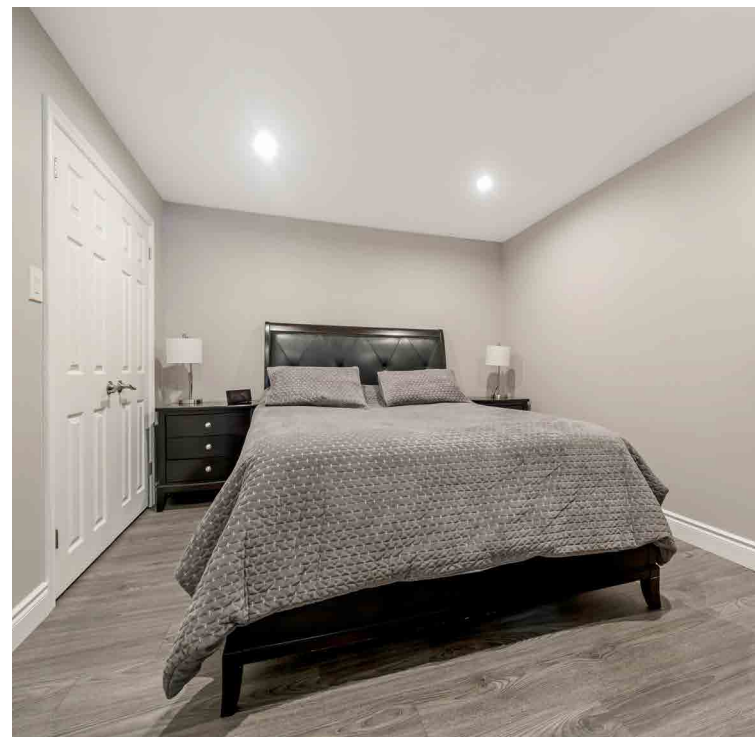
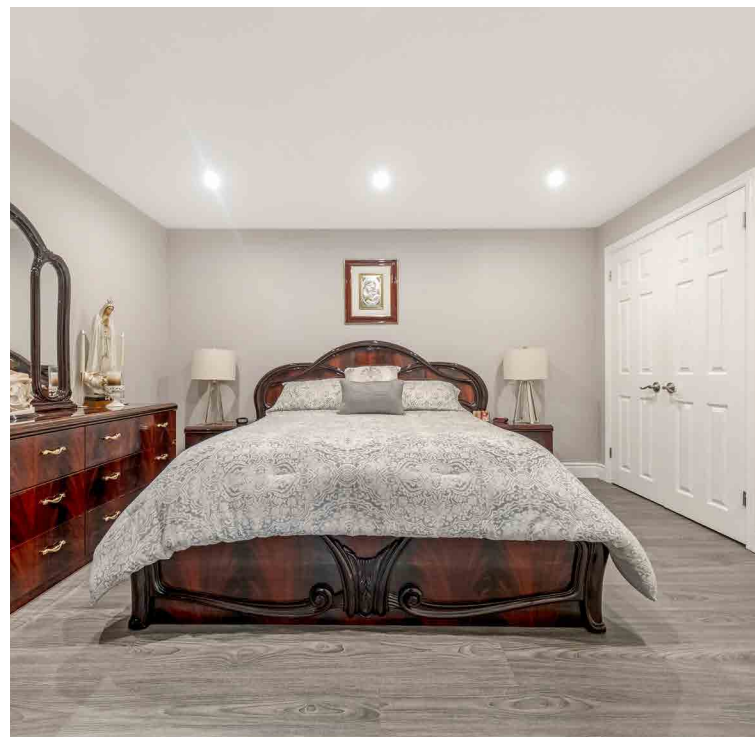














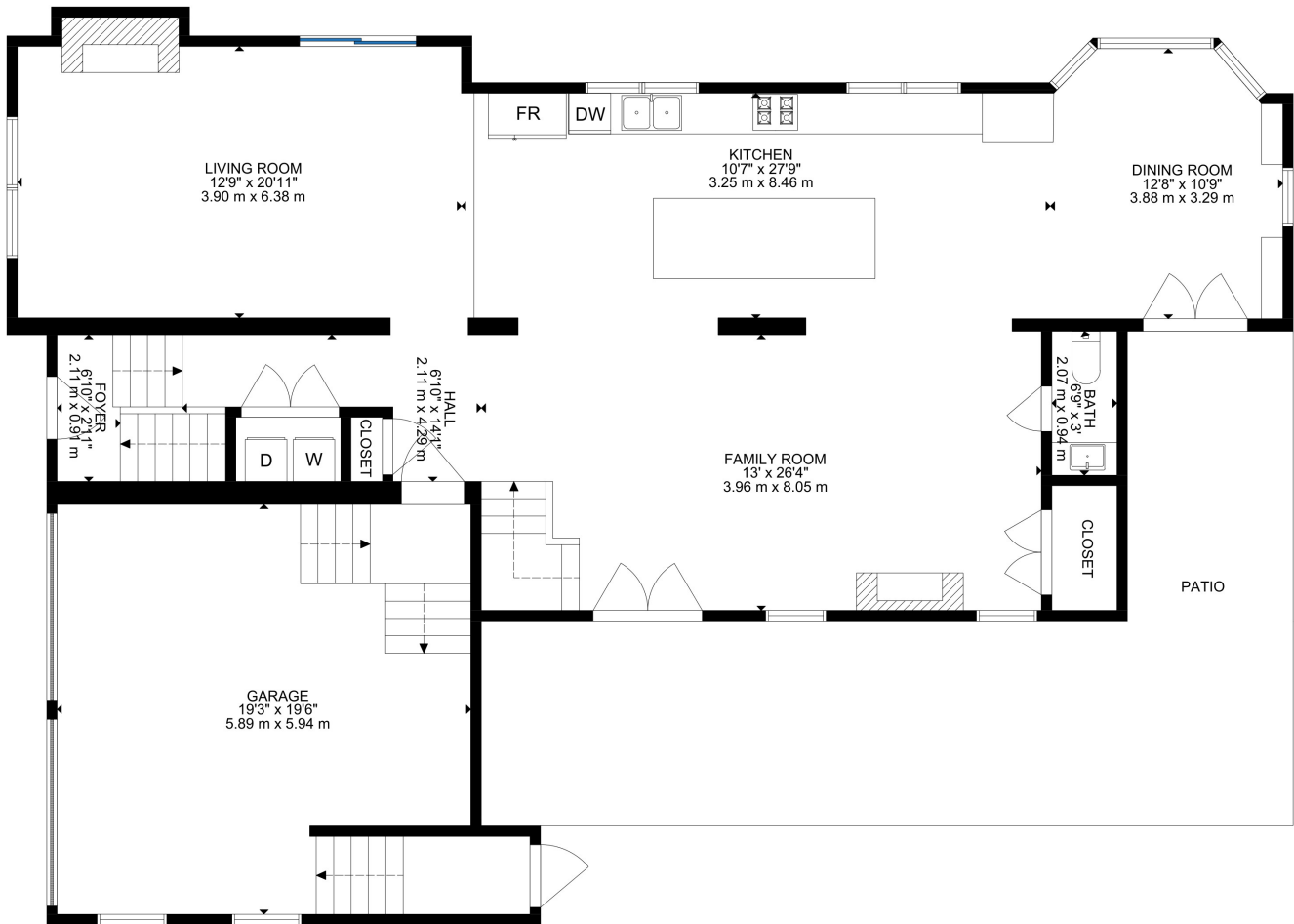


SCHOOLS

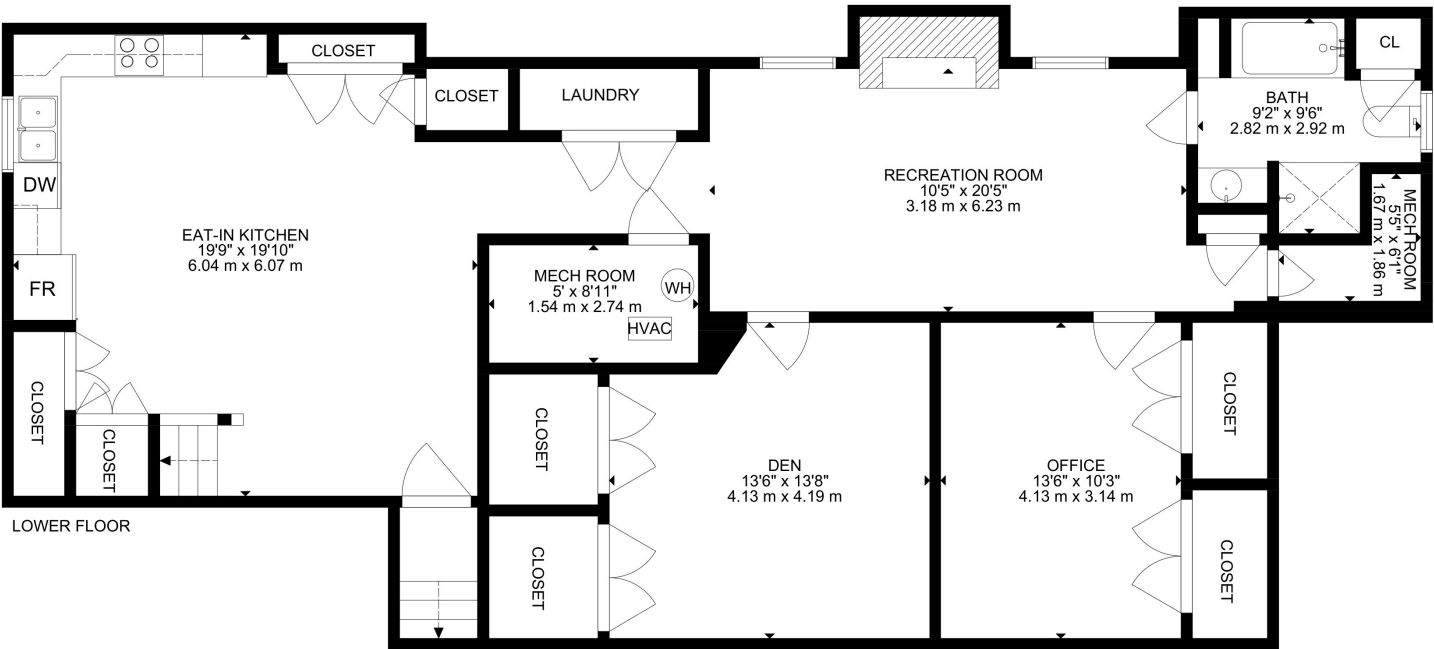
Upper Grand District School Board		Wellington Catholic District School Board	
ENGLISH			
JK - GR06	Brisbane Public School	JK - GR08	St. John Brebeuf CS
GR07 - GR08	Erin Public School	GR09 - GR12	St. James CHS
GR09 - GR12	Erin District HS		
FRENCH IMMERSION			
JK - GR06	Brisbane Public School		
GR07 - GR08	Erin Public School		
GR09 - GR12	Erin District HS		

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

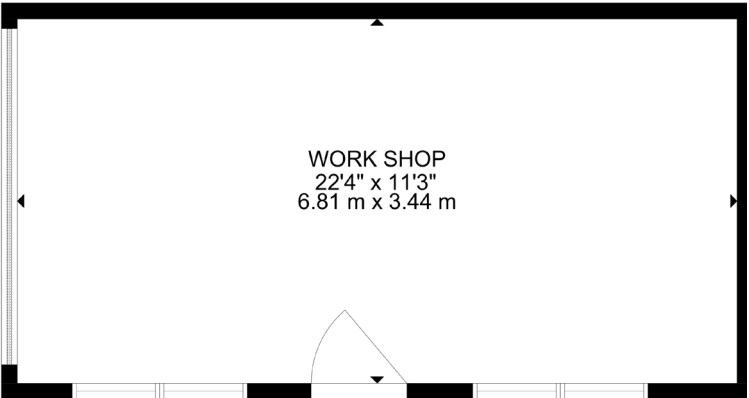
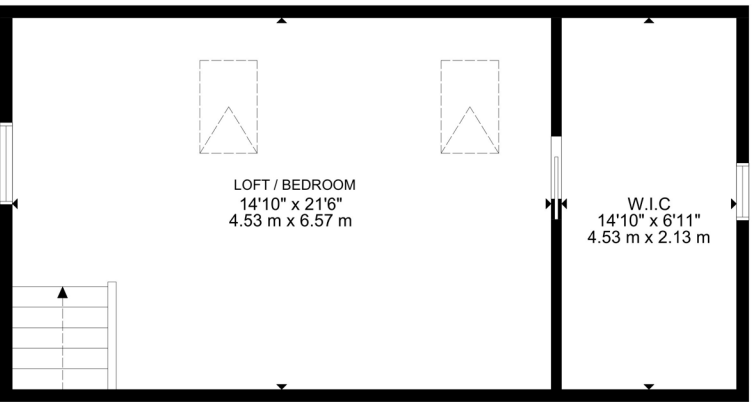
FLOOR PLANS



GROSS INTERNAL AREA
MAIN FLOOR: 1356 SQ FT, UPPER FLOOR : 958 SQ FT, LOFT: 474 SQ FT
LOWER FLOOR: FINISHED: 1173 SQ FT, UNFINISHED: 75 SQ FT, TOTAL: 1248 SQ FT,
EX CLUDED AREAS: GARAGE: 409 SQ FT, WORK SHOP: 291 SQ FT
GRAND TOTAL: 4036 SQ FT
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



FLOOR PLANS



HOUSE FEATURES

MAIN LEVEL

FRONT ENTRY

- Stamped concrete wraparound walkway
- Covered wraparound porch overlooking perennial gardens and manicured lawn
- Propane tank for BBQ hookup
- Exterior wall sconce and landscape lighting
- Double front door entry with decorative glass inserts
- Engineered hardwood flooring with decorative tile inlays
- Recessed lighting

FAMILY ROOM

- Engineered hardwood flooring
- Two large windows overlooking front yard with California shutters
- Electric fireplace with shiplap surround and wood mantle
- Large closet
- Recessed lighting

2 PIECE BATHROOM

- Tile flooring
- Single vanity with black fixtures
- Contemporary vanity lighting
- Wallpaper accent wall

KITCHEN

- Renovated custom kitchen by Pure Kitchens Inc. (approx. 2021)
- Engineered hardwood flooring
- Cabinetry including soft close hinges and slides, pots and pans drawers, and built in pantry
- 10 ft, five seat island
- Quartz countertops and backsplash
- Double stainless-steel skirt sink with Reverse Osmosis tap
- Two windows overlooking backyard
- Stainless steel KitchenAid appliances including: built-in oven, gas stove, dishwasher, fridge
- Built-in KitchenAid hood fan
- Stainless steel wine fridge

- Recessed and contemporary pendant lighting
- DINING ROOM**
- Engineered hardwood flooring
- Custom cabinetry with soft close hinges and slides, and glass display cabinets with lighting
- Double glass door walkout to covered porch
- Two windows overlooking side and back yards with California shutters
- Recessed lighting

LIVING ROOM

- Sunken room
- Engineered hardwood flooring
- Sliding door walkout to backyard with dual shade blinds
- Wood-burning fireplace (as is) with stone surround flanked by built-in cabinetry and floating shelving
- Large window overlooking side yard with California shutters
- Recessed lighting

HALLWAY

- Tile flooring
- Laundry closet with Maytag front load washer/dryer pair, countertop and cabinetry
- Pantry
- Access to side yard and driveway
- Access to garage
- Contemporary chandelier

UPPER LEVEL

2ND BEDROOM

- Broadloom flooring
- Mirrored sliding door closet
- Window overlooking backyard with California shutters
- Contemporary chandelier

4 PIECE FAMILY BATHROOM

- Laminate flooring
- Shower/tub combo
- Large single vanity with black fixtures and rustic vanity lighting
- Wallpaper accent wall

- Exhaust fan

PRIMARY BEDROOM

- Broadloom flooring
- Mirrored sliding door closet
- Three windows overlooking side and back yards with California shutters and dual shade blinds
- Rustic chandelier

5 PIECE ENSUITE BATHROOM

- Vinyl tile flooring
- Separate dressing room with closet and vanity including single sink and wall sconce lighting
- Shower/tub combo with jets
- Single vanity
- Window overlooking backyard with California shutters
- Flush mount lighting

3RD BEDROOM

- Broadloom flooring
- Mirrored sliding door closet
- Two windows overlooking front yard with California shutters
- Contemporary chandelier

4TH BEDROOM

- Laminate flooring
- Barn door to loft
- Mirrored sliding door closet
- Two windows overlooking front yard with California shutters
- Pendant lighting

LOFT

- Laminate flooring
- Dedicated electric wall mount heating and cooling unit
- Window overlooking side yard with California shutters
- Walk-in closet with window overlooking side yard with dual shade blinds and built in storage
- Vaulted ceiling with recessed lighting and two skylights

BASEMENT

EAT-IN KITCHEN

- Heated tile flooring
- Access to garage
- Crawl space pantry storage
- Laundry closet
- Cabinetry with soft close hinges and slides, and hidden laundry sink
- Quartz countertops
- Stainless steel double sink with Reverse Osmosis tap
- Tile backsplash
- Window facing side yard with dual shade blinds
- Stainless steel Frigidaire appliances including: Fridge, stove, hood fan, and dishwasher
- Recessed lighting

REC ROOM

- Tile flooring
- 2 windows facing backyard with dual shade blinds
- Electric fireplace with tile surround and wood mantle
- Recessed lighting

4 PIECE BATHROOM

- Tile flooring
- Toilet with safety grab bar
- Closet
- Step-in shower with tile surround and glass door
- Soaker tub with tile surround
- Large single vanity with mirrored medicine cabinet
- Window facing side yard
- Recessed lighting
- Exhaust fan

OFFICE

- Laminate flooring
- Two double closets
- Recessed lighting

DEN

- Laminate flooring
- Two double closets
- Recessed lighting

ADDITIONAL FEATURES

- 1.74 acre cleared lot
- Long private paved driveway flanked by two stone pillars and lined with mature trees and lamp posts on timers
- Large parking pad with space for 4+ plus vehicles
- Attached two car garage with direct access to the main and lower levels
- Detached single car garage and workshop with 30 amp sub panel
- Additional outbuildings including: greenhouse, various storage sheds, drive shed, chicken coop
- Large stone fire pit with stamped concrete pad and semi-circle stone bench
- Large fully fenced vegetable garden
- Stone wood burning outdoor oven with concrete pad
- Large stamped concrete patio
- Exterior wall sconce and landscape lighting surrounding property
- Rheem air conditioner (approx. 2011)
- Highboy-style oil furnace (approx. 2011)
- Aboveground steel 910L oil tank, owned
- Propane tank for barbecue, rented
- Water softener, owned
- Whirlpool hot water heater, owned (approx. 2018)
- New septic system (approx. 2022) 9000L with Waterloo Biofilter and system alarm, maintenance contract with Waterloo Biofilter
- Culligan Reverse Osmosis system
- VIQUA UV water filtration system
- Copper, 200 amp panel
- Roof (approx. 2015)
- Two Ring doorbell cameras



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

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HARTSINK^{BROKER}

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COMPASSION · INTEGRITY · PERFORMANCE

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COLDWELL BANKER

**ELEVATE REALTY,
BROKERAGE**