



LISA HARTSINK BROKER

COMPASSION LED REALTY TEAM



8 Ann Street
Georgetown

LISAHARTSINK.COM 905.873.9944















**Enjoy shared ownership in the 1.096
acre parcel of land directly across the
street with access to Silver Creek**



This storybook creekside space is like owning your own private park! Enjoy a picnic lunch or painting alfresco, while the kids enjoy a safe, private space to play and explore.

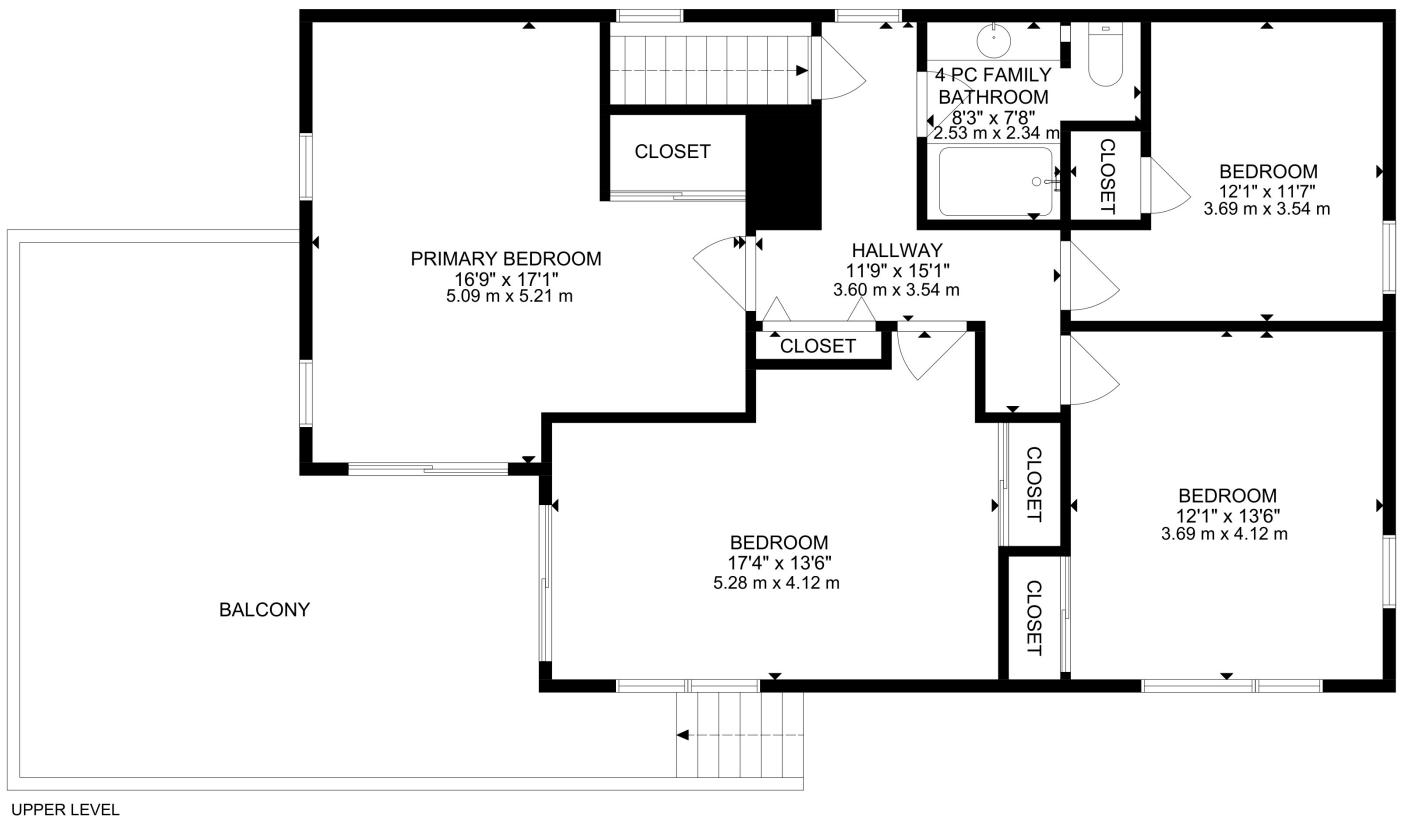
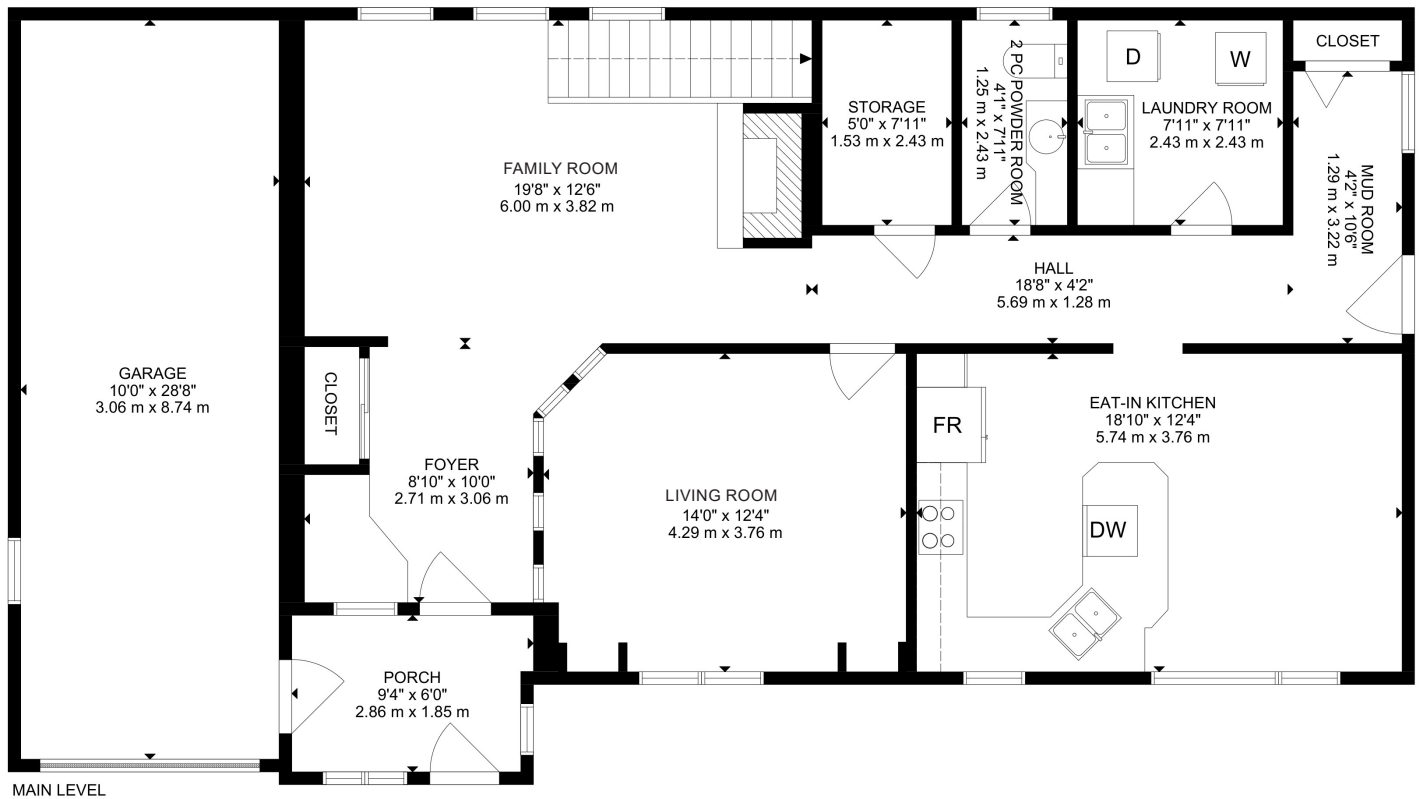


SCHOOLS

Halton District School Board		Halton Catholic District School Board	
ENGLISH			
JK- GR05	Joseph Gibbons Public School	JK - GR08	Holy Cross CES
GR06-GR08	Stewarttown 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/>

FLOOR PLANS



HOUSE FEATURES

MAIN LEVEL

FRONT ENTRANCE

- Concrete porch
- Wall sconce lighting
- Single door entry
- Tile and slate flooring
- Decorative wood walls
- Access to garage
- Curved stone feature wall
- Double closet with mirrored doors
- Window overlooking front yard
- Flush mount lighting

FAMILY ROOM

- Broadloom flooring
- Decorative wood walls
- Stone feature walls
- Gas fireplace with stone surround
- 3 windows overlooking backyard
- Wood staircase to second level with runner and iron railing
- Pot lighting

HALLWAY

- Broadloom flooring
- Access to side yard
- Storage closet/pantry
- Pot lighting

LIVING ROOM

- Broadloom flooring
- Window overlooking front yard flanked by arched wall alcoves
- Glass pane curved feature wall
- Pot lighting

EAT-IN KITCHEN

- Laminate flooring
- Shaker style cabinetry with crown moulding
- Spacious breakfast bar with plenty of space for cooking and baking
- Double stainless steel sink
- Tile backsplash
- Three windows overlooking front and side yards
- Stainless steel appliances including Whirlpool fridge and LG electric range



- Allure hood fan
- Dishwasher
- Updated semi-flush mount lighting

LAUNDRY ROOM

- Vinyl tile flooring
- Double sink
- LG Washer
- Amana Dryer
- Storage cupboards

2 PIECE POWDER ROOM

- Cork flooring
- Large stone top vanity with copper vessel sink and antique style faucet
- Vanity lighting
- Window overlooking backyard

UPPER LEVEL

HALLWAY

- Broadloom flooring
- Double linen closet
- Pot lighting

PRIMARY BEDROOM

- Hardwood flooring
- Double mirrored closet
- Sliding door walkout to deck
- 2 windows overlooking side yard
- Crown moulding
- Pot lighting

2ND BEDROOM

- Broadloom flooring
- Double closet
- Sliding door walkout to deck
- Window overlooking front yard
- Track lighting

3RD BEDROOM

- Broadloom flooring
- Single closet
- Window overlooking side yard
- Track lighting

4TH BEDROOM

- Broadloom flooring
- Double closet
- 2 windows overlooking back and side yards
- Flush mount lighting

4 PIECE FAMILY BATHROOM

- Cork flooring
- Tub/shower combo with tile surround
- Separate toilet area
- Large granite vanity with single sink
- Vanity lighting



ADDITIONAL FEATURES

- Home sits 0.688 acre irregular lot with mature trees and gardens
 - Private concrete driveway with 3 car parking pad
 - Attached tandem 2 car garage
 - Upper deck newly stained (2024)
 - Outdoor storage shed
 - Payne furnace (approx. 2022)
 - Central air conditioner (approx. 2021)
 - Hot water tank, owned (approx. 2022)
 - 100 amp electrical fuse panel
 - Roof (approx. 2015)
 - Septic located in side yard
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- Part ownership of protected 1.096 acre parcel of greenspace accross from the driveway with direct creek access, available for your daily enjoyment

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



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COLDWELL BANKER

**ELEVATE REALTY,
BROKERAGE**



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