



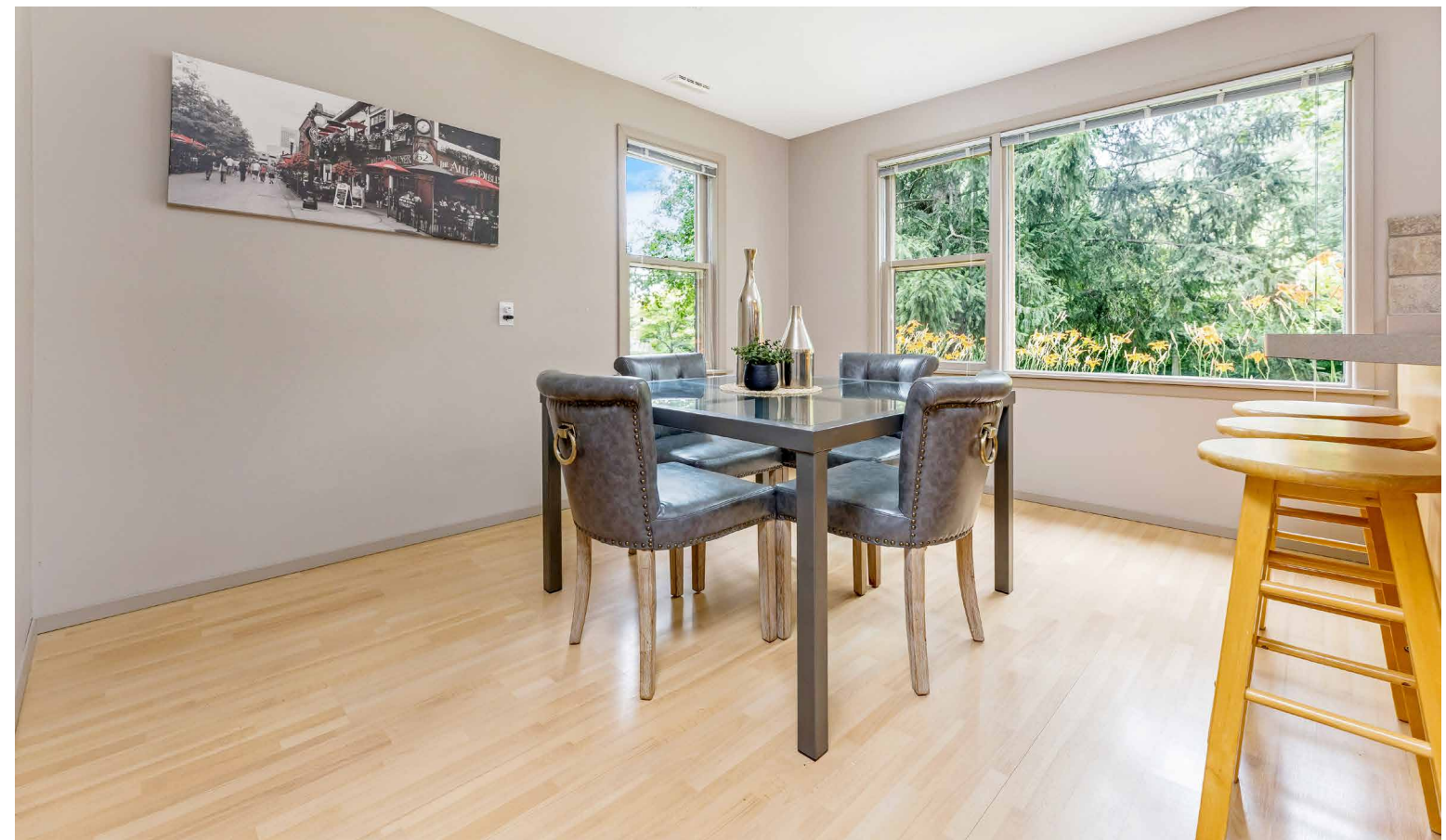
LISA HARTSINK^{BROKER}

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



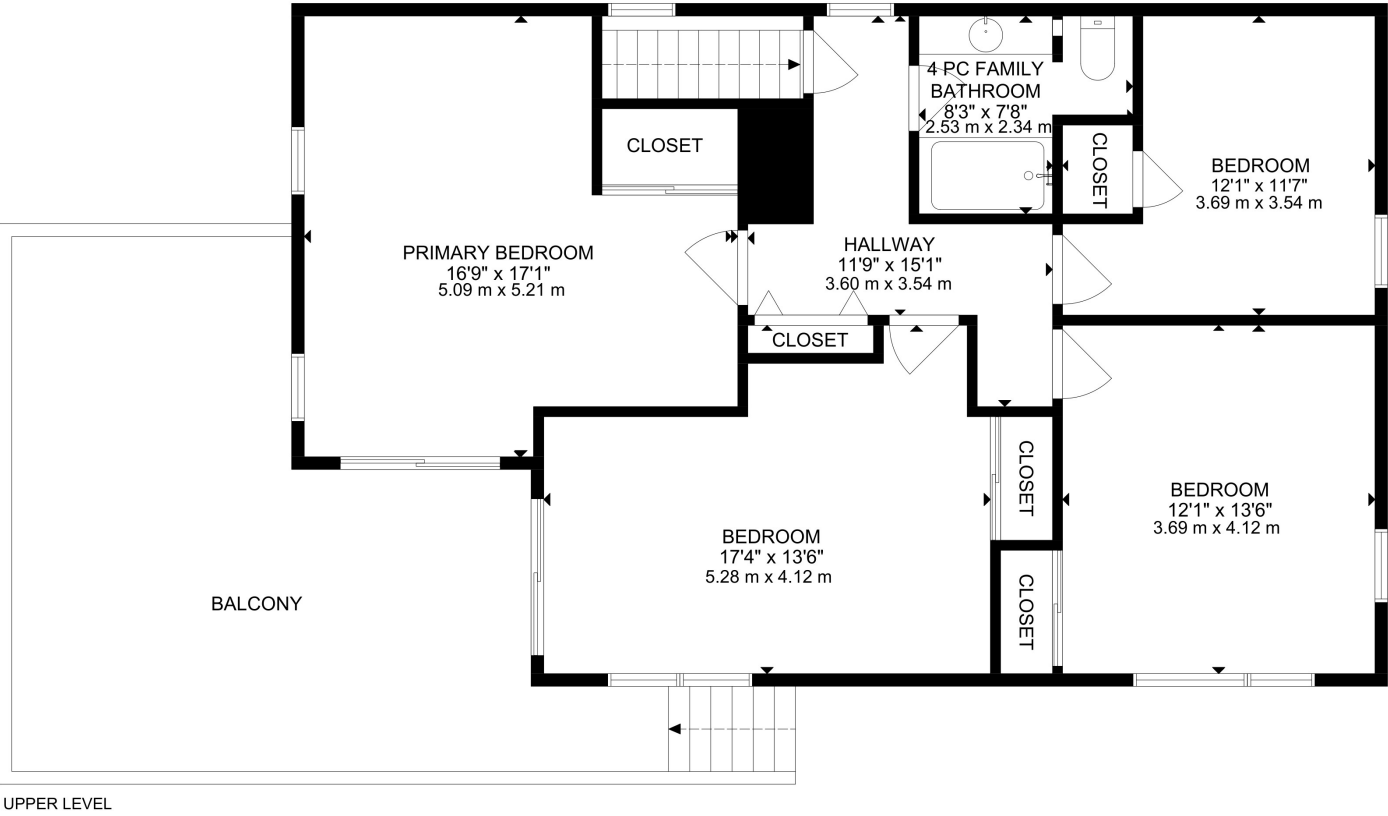
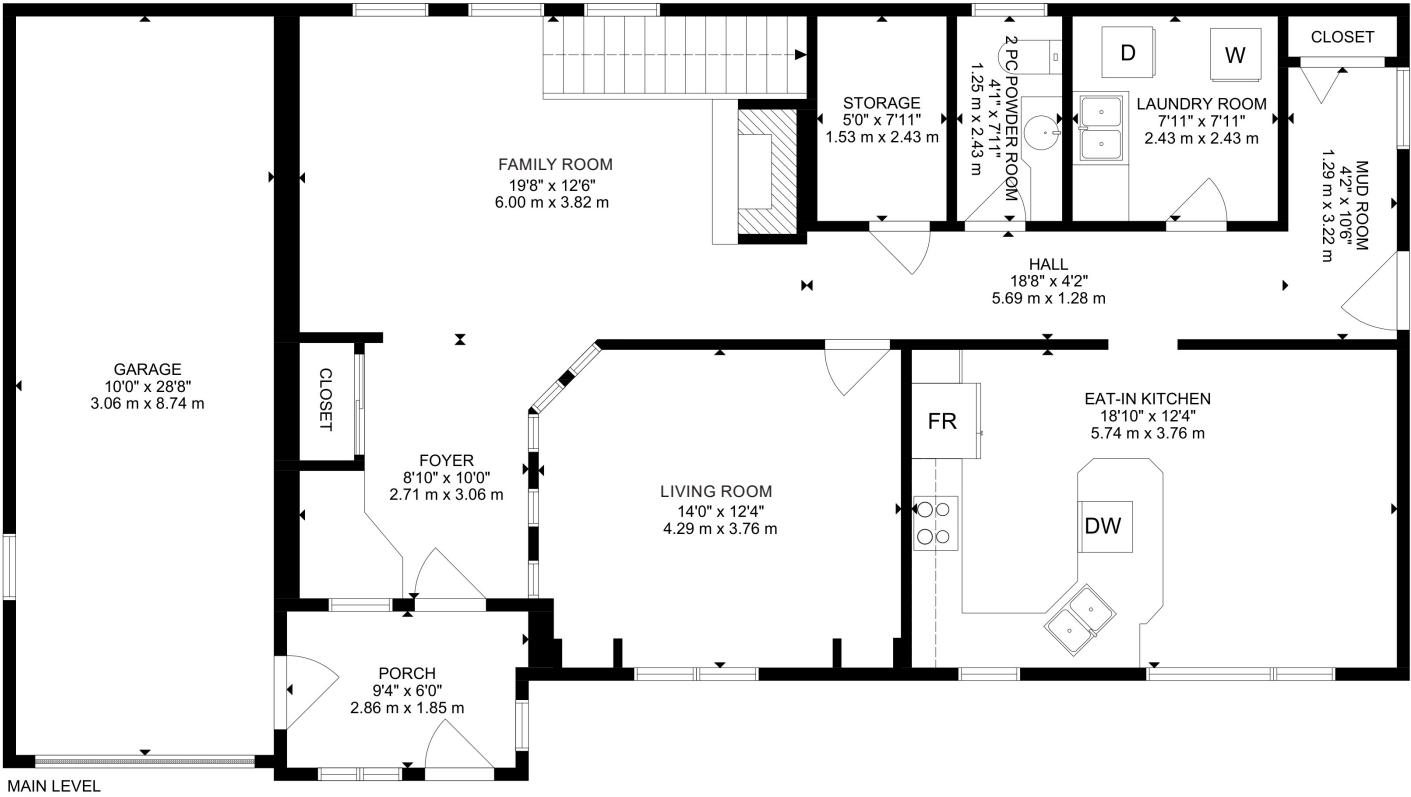
This storybook creekside space is like owning your own private park! Enjoy a picnic lunch or painting alfresco, while the kids enjoy a safe, private space to play and explore.

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
- 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

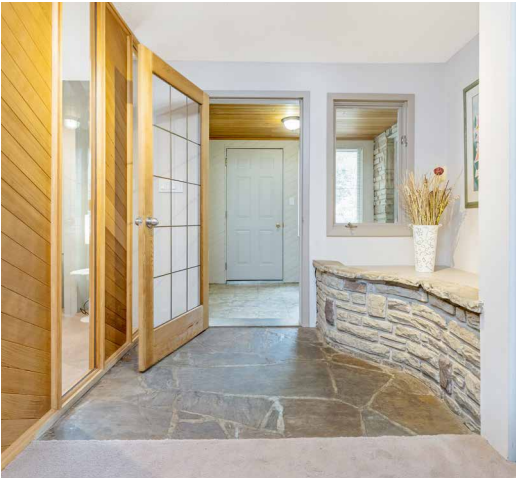
- Broadloom flooring
- Single closet
- Window overlooking side yard
- Track lighting

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
- 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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