



# LISA HARTSINK<sup>BROKER</sup>

COMPASSION LED REALTY TEAM



## 19 Wesley Crescent

*Erin*

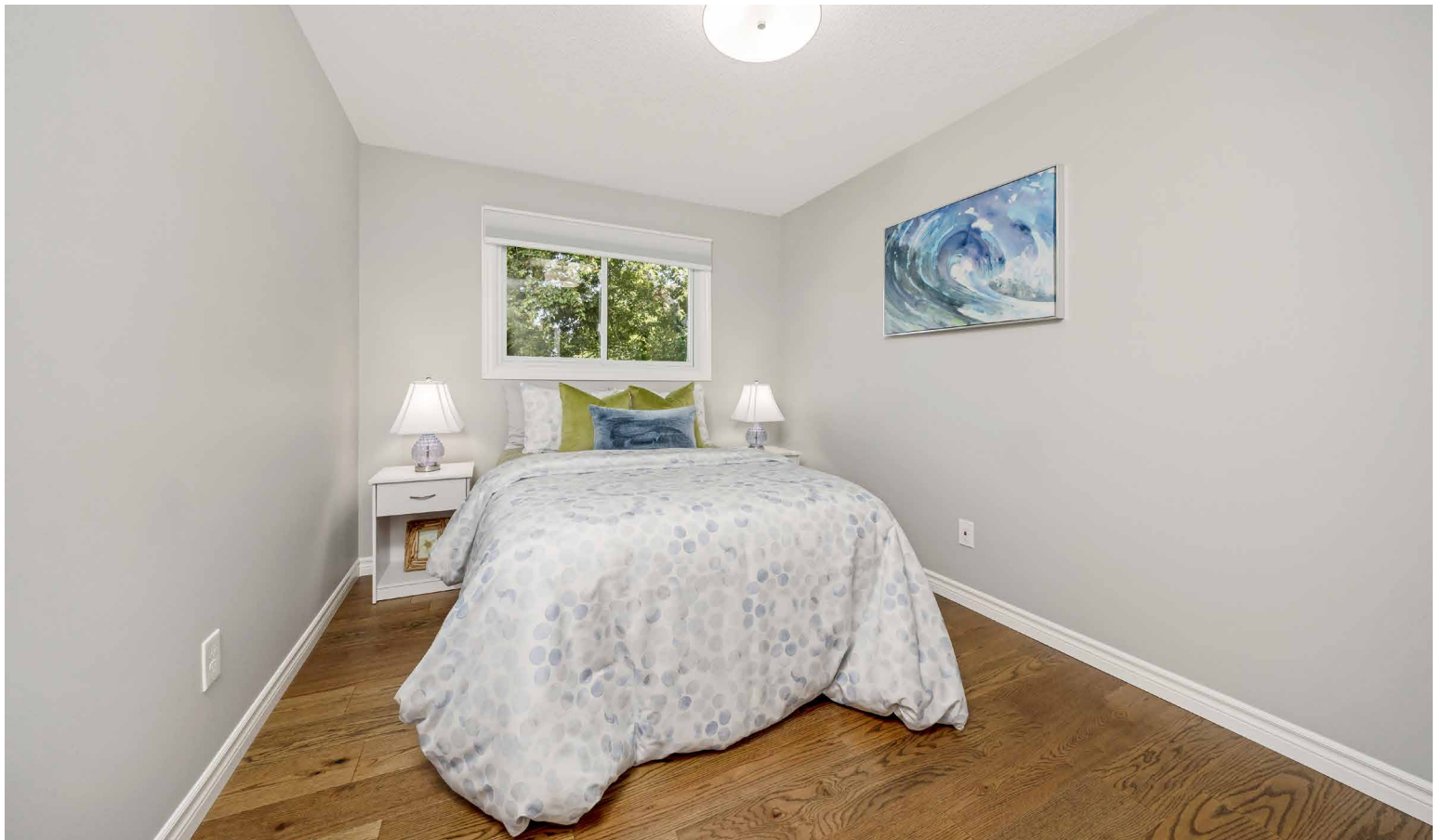
LISAHARTSINK.COM 905.873.9944









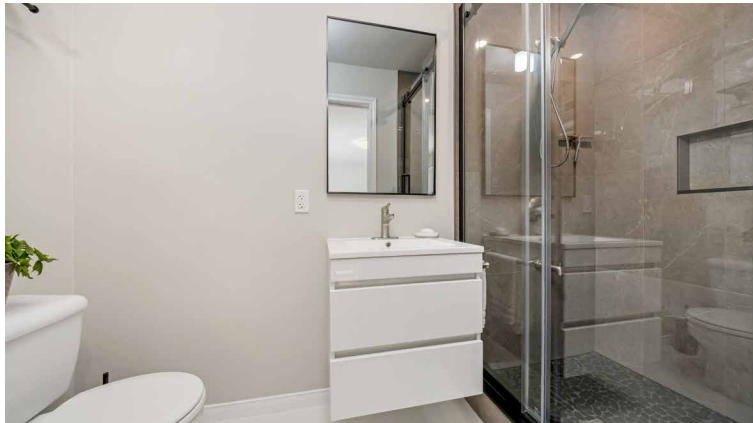
























## SCHOOLS

Upper Grand District School Board		Wellington Catholic District School Board & Conseil scolaire Viamonde	
ENGLISH			
JK- GR08	Erin Public School	JK - GR08	St. John Brebeuf CS
GR09 - GR12	Erin District High School	GR09 - GR12	St. James CSS
FRENCH IMMERSION			
JK- GR06	Brisbane Public School	JK - GR08	École élémentaire des Quatre-Rivières
GR07 - GR08	Erin Public School		
GR09 - GR12	Erin District High School		

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



# HOUSE FEATURES

## MAIN LEVEL

### FRONT ENTRANCE

- New front door with doorlite and sidelight
- Tile flooring
- Coat closet

### LIVING ROOM

- New engineered hardwood flooring
- Freshly painted
- Large window overlooking front yard
- Crown moulding

### DINING ROOM

- New engineered hardwood flooring
- Freshly painted
- Window overlooking backyard
- Chandelier
- Crown moulding

### KITCHEN

- New engineered hardwood flooring
- Walkout to backyard
- Freshly painted shaker style cabinetry including wine storage, glass display cabinets, corner display shelves, and pantry cabinet
- New Quartz countertops
- Double stainless steel sink with pull down faucet
- Marble tile backsplash
- Window overlooking backyard
- Brand new stainless steel appliances including: Samsung smart stove, Midea fridge
- Custom hood fan cover
- Recessed lighting

## UPPER LEVEL

### HALLWAY

- New engineered hardwood flooring
- Tall linen closet

### PRIMARY BEDROOM

- New engineered hardwood flooring
- Large closet
- Window overlooking backyard
- Crown moulding

### 2ND BEDROOM

- New engineered hardwood flooring
- Wardrobe
- Window overlooking front yard

### 3RD BEDROOM

- New engineered hardwood flooring
- Double closet with built in shelving and single closet with racking
- Large window overlooking front yard

### 4 PIECE FAMILY BATHROOM

- Tile flooring
- Tub/shower combo
- New bathroom vanity cabinet with single undermount sink and 58" custom cut granite countertop
- Vanity lighting

## GROUND LEVEL

### FAMILY ROOM

- Vinyl plank flooring
- Open concept
- Woodstove (WETT Certified) with white brick surround
- New sliding door walkout to backyard with built-in blinds
- New large window facing front yard
- Flush mount lighting

### 3 PIECE BATHROOM

- Schluter waterproofing system
- Tile flooring
- Updated step-in shower with pebble floor, tile surround, toe tester faucet, and glass doors
- New floating single vanity with one-piece top
- Semi-flush mount lighting

### 4TH BEDROOM/OFFICE

- Vinyl plank flooring
- New large window facing front yard
- Flush mount lighting

## BASEMENT

### REC ROOM

- Vinyl plank flooring
- Large closet with built-in shelving
- Recessed and directional lighting

### LAUNDRY ROOM

- Vinyl plank flooring
- Cabinet and folding area
- Laundry sink
- Samsung washer
- Whirlpool dryer
- Ceiling mounted drying rack

### STORAGE & UTILITY ROOM

- Concrete floor
- Under stairs storage
- Built-in shelving

### ADDITIONAL FEATURES

- 4 car asphalt driveway (approx. 2024)
- Newer paver stones at entry (approx. 2018)
- Attached 2-car garage with remote openers, built-in shelving, and new entry door from backyard
- Replaced vinyl siding, aluminum eaves and downspouts with lifetime limited warranty (approx. 2022)
- Asphalt shingle roof with lifetime limited warranty (approx. 2022)
- Backyard landscaped with perennials, pond feature, and garden shed with new shingles and siding
- New wood deck with new stairs and rails
- Interlock pathway and patio, relaid with new polymer
- Spray foam insulation through basement level
- Trane furnace (approx. 2008)
- Keeprite central air conditioner (approx. 2005)
- Enercare hot water heater, rented (approx. 2015)
- GE water softener, owned (approx. 2014)
- Newer sump pump
- 100 amp electric panel

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





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COMPASSION LED REALTY TEAM



**COLDWELL BANKER**

**ELEVATE REALTY,  
BROKERAGE**



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