

**COMPASSION LED REALTY TEAM** 



## 78 Grist Mill Drive

Georgetown

LISAHARTSINK.COM 905.873.9944









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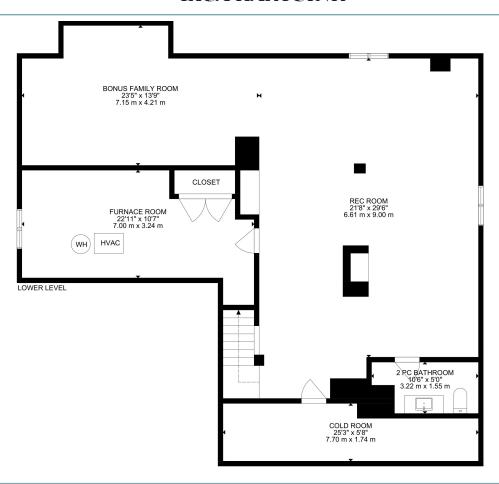


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## **SCHOOLS**

Halton District School Board		Halton Catholic District School Board	
ENGLISH			
PK - GR05	Pineview PS	PK - GRos	St. Brigid CES
GR06 - GR08	Stewarttown Middle	GR09 - GR12	Christ the King CSS
GR09-GR12	Georgetown District HS		
FRENCH IMMERSION			
K - GR06	ÉÉ Dayne-Adam	PK - GR06	ÉÉC de Sacré-Coeur-Georgetown
GR07 - GR012	ÉS Jeunes sans frontières	GR07 - GR12	ÉSC Sainte-Famille

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/

## HOUSE FEATURES

#### MAIN LEVEL

#### FRONT YARD

- Stone Walkway To Covered Porch
- 2 Car Double Driveway

#### FRONT ENTRANCE + HALLWAY

- Double Door With Full Lite Glass Panels
- Porcelain Tile & Hardwood Flooring
- Open To Above
- Chrome Chandelier Drop Light
- Double Door Closet
- 1 Small Window Overlooking Front
- 2 Flush Mount Lights

#### LIVING ROOM

- Hardwood Flooring
- Large Window Overlooking Front Yard
- 1 Window Overlooking Side

#### **DINING ROOM**

- Chandelier Fixture (dimmable)
- Opening to Kitchen

#### **KITCHEN**

- Hardwood Flooring
- Shaker Style Cabinets
- Updated Chrome Hardware
- Quartz Countertop
- Subway Tile Backsplash
- Crown Molding Finishes
- 1 Window Overlooking Back
- LED Pot Lights & Under Cabinet Lighting
- Soft Close Drawers
- Pull-Out Pot & Pan Organizer
- 2 Drawer Spice Cupboard
- Double Door Pantry With Organizers
- 2 Seater Breakfast Bar

#### **BREAKFAST AREA**

- Hardwood Flooring
- Updated Chrome Chandelier
- Vaulted Ceiling
- Double Sliding Door Walk-Out to Backyard
- Combined With Kitchen & Family

#### **FAMILY ROOM**

- Hardwood Flooring
- Gas Fireplace with Stone
- 5 Large Windows Overlooking Backyard
- Vaulted Ceilings
- Built-In Roller Blinds
- Semi Flush Mount Drum Shade

#### **OFFICE**

- Broadloom
- 1 Window Overlooking Side
- Flush Mount Light

#### LAUNDRY/MUD ROOM

- Ceramic Tile Flooring
- Laundry Sink
- Storage Cabinets
- •LG Front Load Washer & Drver

#### 2 PIECE POWDER ROOM

- Porcelain Tile Flooring
- Freestanding Decorative Vanity
- Updated Vanity Light

#### **UPPER LEVEL**

#### HALLWAY

- Broadloom
- Landing Overlooking Front Entry
- Linen Closet Single Door
- 3 Flush Mount Fixtures

#### **PRIMARY BEDROOM**

- Broadloom
- 1 Window Overlooking Back
- Double Door Entry
- Walk In Closet With Built in Organizers

#### **5 PIECE ENSUITE**

- Ceramic Tile
- Double Sink Vanity with Quartz Counter
- Shaker Style Cabinets
- Aria Free Standing Soaker Tub
- Built In Shelving
- Ceramic Tile Wainscoting/Half Wall
- 1 Window Overlooking Front
- Chrome Vanity Light
- LED Potlights
- Step In Shower With Tile Surround

#### 2ND BEDROOM (GREEN)

- Broadloom
- Window Overlooking Side
- Flush Mount Light
- Double Door Closet

#### **3RD BEDROOM (CREAM)**

- Broadloom
- 1 Window Overlooking Front
- Updated Flush Mount Light
- Double Door Closet

#### 4TH BEDROOM (GREY)

- Broadloom
- 1 Window Overlooking Front
- Chrome Track Light
- Single Door Closet

#### **4 PIECE FAMILY BATHROOM**

- Ceramic Tile
- Shaker Style Cabinets
- Double Sink Vanity with Quartz Counter
- Chrome Vanity Light
- 2 Windows Overlooking Back
- Shower Tub Combo Tile Surround
- Glass Door
- LED Potlights

#### BASEMENT

#### **REC ROOM**

- Laminate Flooring on Subflooring
- Updated Doors
- Bar Nook
- LED Pot Lights Throughout
- Open Concept Layout
- Bonus Family Room/Media Room

#### 2 PC BATHROOM

- Ceramic Tile
- Wide Vanity with single Sink
- · Updated Vanity Light

## OVERSIZED COLD ROOM FURNACE ROOM

#### BACKYARD

- Pool shed built (~3 years old fully wired with additional receptacles)
- Fully fenced (Less than 6 months old)
- Fully hardscaped

#### ADDITIONAL FEATURES

- GE Gas Stove Stainless Steel
- GE Stainless Steel Double Door Fridge
- Double Sink Stainless Steel
- Bosch Dishwasher <6 months old
- Turin Hood Fan Stainless Steel
- Lennox Furnace (Built In Humidifier) ~3 years
- Lennox Air Conditioner ~3 years
- Ultra Violet High Efficiency Air Purifier
- Pentair Water Softener ~3 years
- Honeywell Thermostat, WiFi enabled
- Roof ~10 years ago with 40 year shingles
- Electrical Panel 100 Amps
- Almost all windows updated
- Ethernet wiring in lower level
- Two car garage with remote openers
  Reliance Hot Water Tank Rental ~1 year

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

For me, Quality not Quantity is the foundation of my success.

As my client, you are guaranteed a personalized Real Estate experience when working with my team! As I work with you from beginning to end of the process, I ensure constant communication and support. You are my number one priority. With my vast Real Estate knowledge and expertise, I will guide you with a compassionate, honest and patient approach, always allowing you to make the decisions that best work for you.

With an extensive sales and marketing background, and multiple Industry Designations, I ensure your home will be exposed to the market with the latest, most innovative practices available in the Real Estate Industry. Our marketing and communication plans incorporate some of the best, proven methods, to get your home sold.

I can help you buy or sell a house anywhere in Ontario, I am well connected with Royal LePage-Canada's Real Estate Company. My primary focus is in the communities of Georgetown, Glen Williams, Acton, Erin, Hillsburgh and Rockwood, but also service Caledon, Milton, Oakville, Burlington, Mississauga and Brampton. From the very start of your search to the day of closing - whether it is a house, townhouse, condo, cottage, farm or commercial property that you are looking to buy or sell - I will be there to assist you with all your Real Estate needs.

You can feel confident you have made the right choice to work with me and my team. I look forward to working together with you to ensure this transition is as smooth as possible for you.

#### LISA HARTSINK

Broker

Compassion Led Realty Team













