



LISA HARTSINK^{BROKER}

COMPASSION LED REALTY TEAM



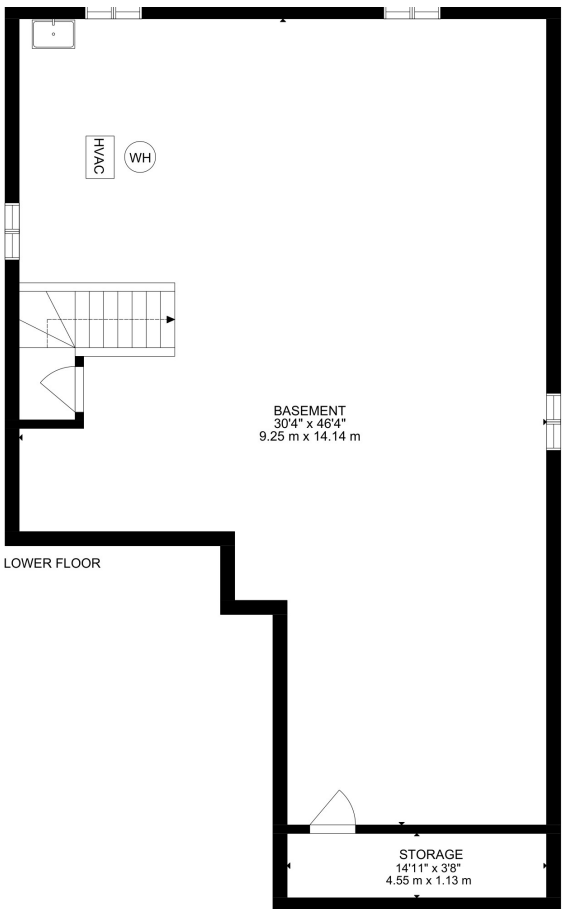
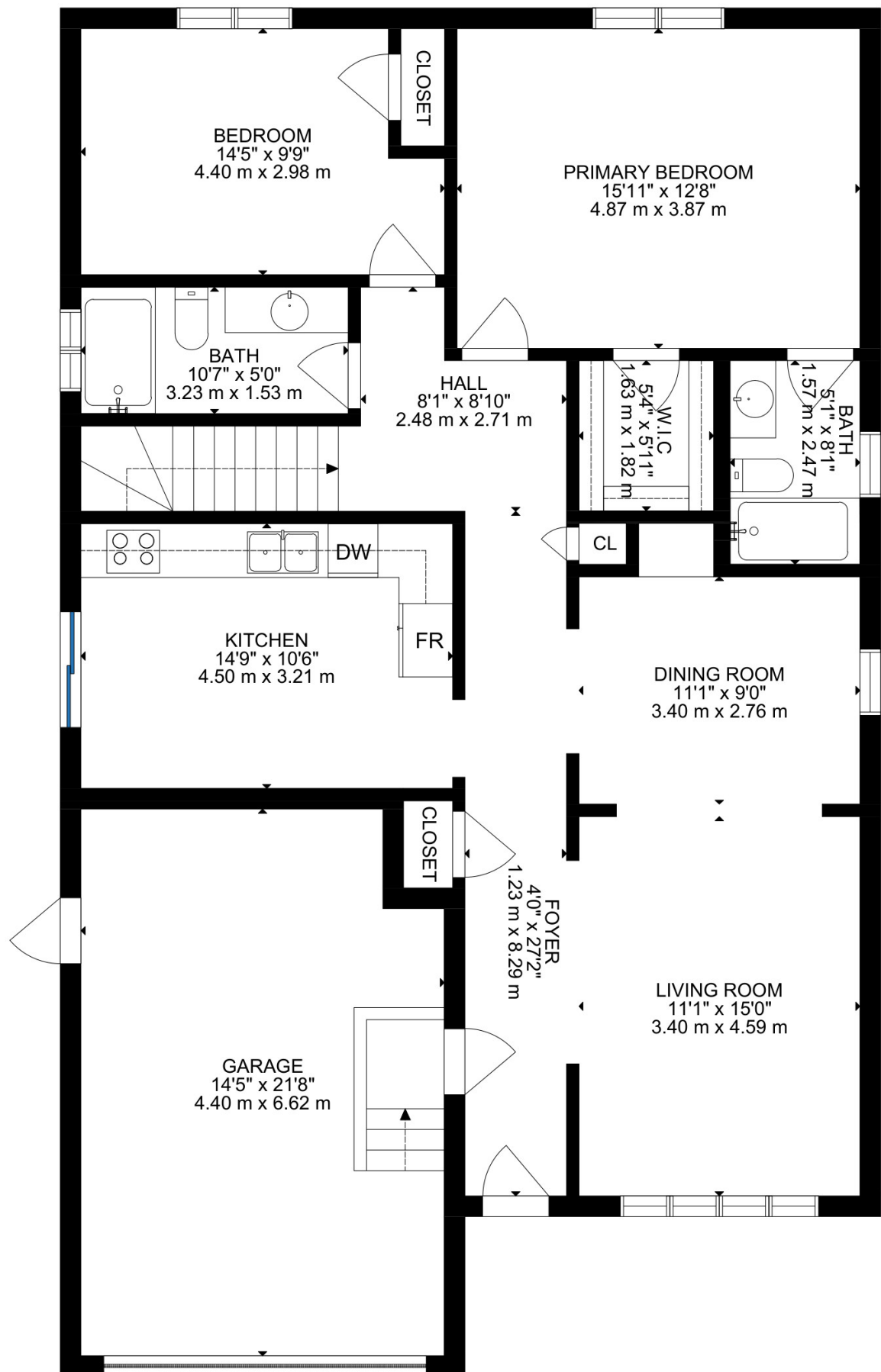
81 Atwood Ave
Georgetown

LISAHARTSINK.COM 905.873.9944









SCHOOLS

Halton District School Board		Halton Catholic District School Board	
ENGLISH			
PK - GR05	Pineview PS	PK - GR08	St. Brigid CES
GR06 - GR08	Stewarttown Middle	GR09 - GR12	Christ the King CSS
GR09-GR12	Georgetown District HS		
FRENCH IMMERSION			
K - GR06	ÉE 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

EXTERIOR

FRONT YARD

- Covered front porch
- Interlock front walkway and landing

GARAGE

- Single car garage
- Automatic garage door
- Man door to side yard
- Direct access from front hallway

BACKYARD

- Fully fenced backyard
- Backs onto Berton Blvd. Park
- No rear neighbours

MAIN LEVEL

FRONT ENTRANCE

- single door entry with screen door
- Single closet
- Direct access to garage

LIVING ROOM

- Hardwood flooring
- Large window overlooking front yard
- Tray ceiling detail
- Open concept layout combined with dining

DINING ROOM

- Hardwood flooring
- 1 window overlooking side yard
- Built-in decorative niche
- Chandelier

KITCHEN

- Ceramic tile floor
- Drop style pendant light
- Pine cupboards
- Ample cabinets for storage
- Sliding door walk-out to side yard/side deck

HALLWAY

- Hardwood flooring
- Closet
- Flush mount light fixture

PRIMARY BEDROOM

- Hardwood flooring
- 1 window overlooking backyard
- Tray ceiling detail
- Walk in closet
- 3 pc ensuite tub/shower combo

4 PIECE ENSUITE

- Ceramic tile flooring
- Hollywood vanity light
- Tub/Shower combo

2ND BEDROOM

- Hardwood Flooring
- 1 Window overlooking backyard
- Closet

3 PIECE FAMILY BATHROOM

- Ceramic tile floor
- Tub/Shower combo
- Hollywood vanity light



BASEMENT

- Unfinished space ready to customize
- Cold Room
- Laundry Sink

ADDITIONAL FEATURES

- Asphalt shingle roof, (~7 years)
- Kenmore stove
- Braun range hood
- Frigidaire refrigerator
- Rheem Power Vent hot water tank, 50 gallon (2022)
- Lennox furnace (gas forced air)
- Aire Flo central air conditioner
- Fully fenced backyard



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

LISA HARTSINK

Broker of Record

For me, Quality is 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 within the Real Estate industry. 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.

Broker of Record
Compassion Led Realty Team



Lisa



**LISA
HARTSINK**
COMPASSION LED REALTY TEAM



COLDWELL BANKER

**ELEVATE REALTY,
BROKERAGE**



info@lisahartsink.com | 905.873.9944 | LisaHartsink.com