

43 Newman Place

Georgetown



 **LISA
HARTSINK**
BROKER
COMPASSION LED REALTY TEAM

WELCOME TO
43 Newman Place
REFINED BUNGALOW LIVING, TUCKED QUIETLY INTO NATURE

Tucked at the end of a quiet cul-de-sac and backing onto mature forest, this beautifully updated 3+2 bedroom bungalow offers privacy, comfort, and thoughtful design throughout. The open-concept main floor features hardwood flooring, smooth ceilings, upgraded trim, modern railings, and carefully placed LED lighting, with a shiplap feature ceiling in the great room and an accent wall with electric fireplace in the living area.

The fully finished lower level includes a spacious recreation room, custom bar with quartz and barn board, games area, and fireplace, with a walkout to a private backyard retreat complete with an inground saltwater pool. All within walking distance to trails, schools, downtown amenities, golf, and the hospital, this home delivers a well-balanced lifestyle in a highly desirable setting.



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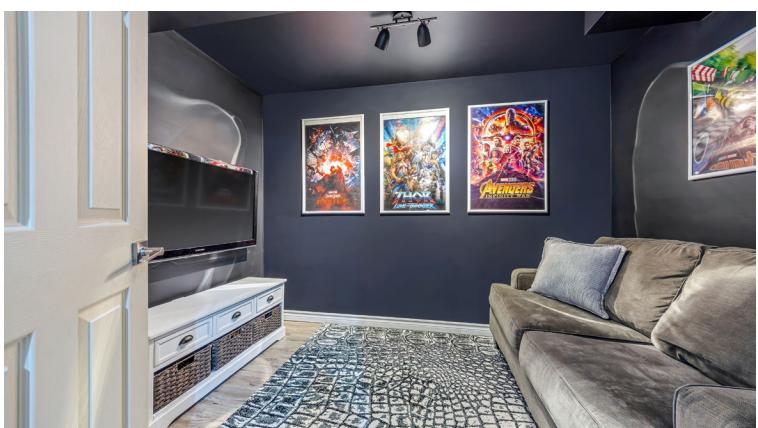
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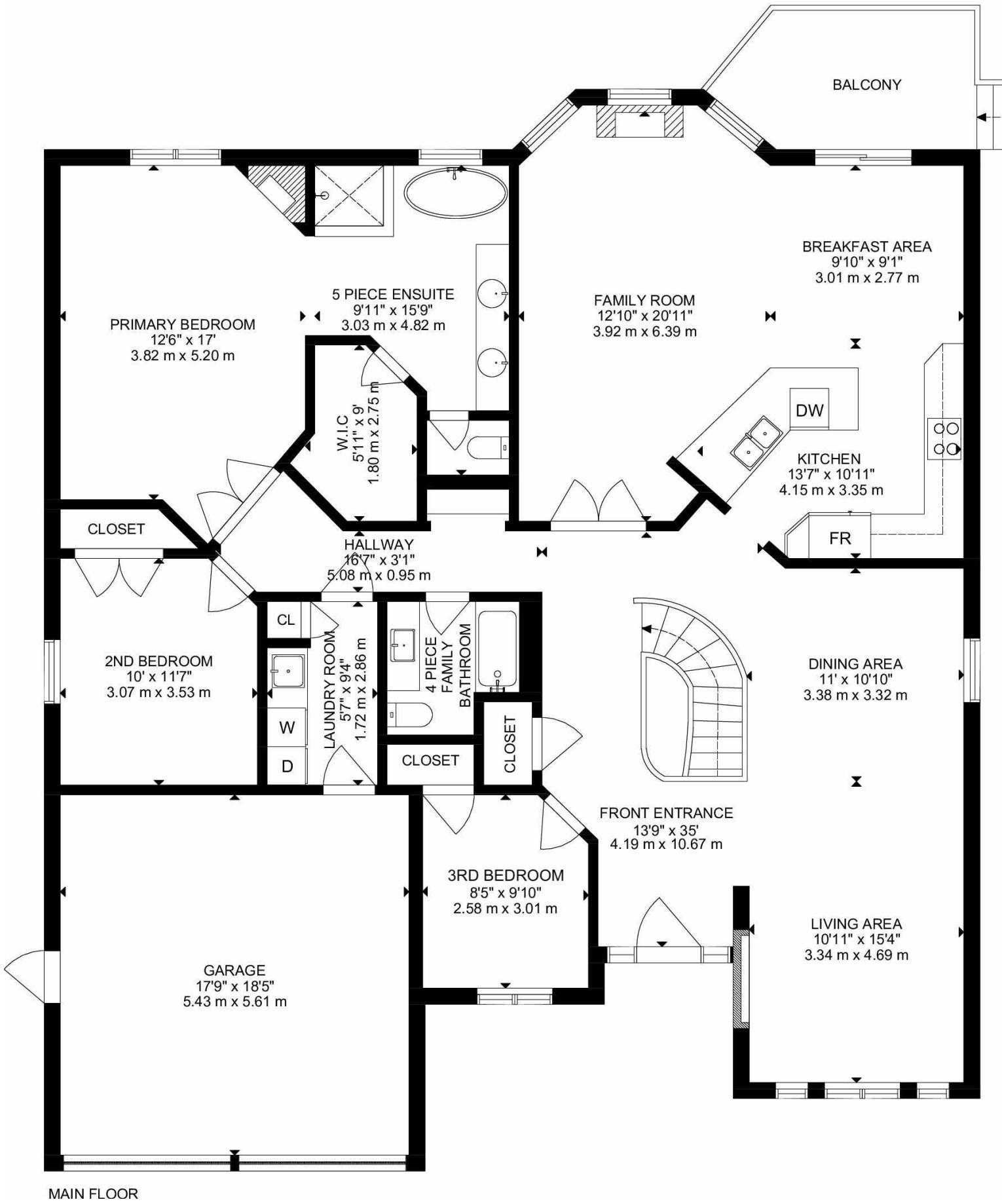


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SCHOOLS

Halton District School Board

Halton Catholic District School Board

ENGLISH

PK - GRO5	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 - GRO6	ÉÉ Dayne-Adam	PK - GRO6	ÉÉC de Sacré-Coeur-Georgetown
GR07 - GR12	ÉS Jeunes sans frontières	GR07 - GR12	ÉSC Sainte-Famille

School boundary information can be confirmed at:
<https://businfo.stopr.ca/Eligibility.aspx?Page=School> & <https://www.hdsb.ca/schools/Pages/Find-My-Local-School.aspx>

LH

COMPASSION • INTEGRITY • PERFORMANCE

HOUSE FEATURES

EXTERIOR

FRONT YARD

- Brick exterior
- Landscaped front yard with stone walkway
- Located on a quiet cul-de-sac
- 6 car driveway with no sidewalk
- Private setting backing onto ravine

GARAGE

- Attached 2-car garage
- Man door to side yard
- Built-in wood shelving racks

DECK

- Private upper-level deck off the breakfast area
- Composite deck flooring
- Black metal railing
- Gas hookup for BBQ
- Space for outdoor seating and grilling
- Sliding door access
- Tree lined views with mature greenery
- Elevated outlook offering privacy and a peaceful setting

BACKYARD

- Fully private backyard
- Backs onto a ravine and forest
- Interlocking stone patio
- In-ground saltwater pool
- Cabana with fan and light
- Walk out from the lower level
- Patio space for seating

INTERIOR-MAIN LEVEL

FRONT ENTRANCE

- Hardwood flooring
- Arched transom window over the front door
- Full height sidelights
- High ceiling

MAIN LEVEL LANDING

- Hardwood flooring
- Arched transom window over the front door
- Full height sidelights
- High ceiling

LIVING AREA

- Hardwood flooring
- Shiplap accent wall with electric fireplace and wood mantel
- Three windows overlooking the front
- Crown moulding
- LED pot lights

DINING AREA

- Hardwood flooring
- Open concept with living room
- One window overlooking the side
- Modern rectangular chandelier with warm brass finish
- Crown moulding

KITCHEN

- Tile flooring
- White shaker style cabinets with glass inserts
- Quartz countertops
- Tile backsplash
- Open concept layout
- Large centre island with breakfast bar seating
- Pendant lighting
- Stainless Steel Appliances:
- French Door Fridge: JennAir with filtered water dispenser
- Built In Microwave Drawer: JennAir
- Built In Dishwasher: JennAir
- Glass Cooktop Stove: KitchenAid
- Range Hood: Talmec

BREAKFAST AREA

- Tile flooring
- Sliding door walk out to deck
- Pendant lighting

FAMILY ROOM

- Hardwood flooring
- Double French doors with glass inserts
- Gas fireplace with traditional white mantel
- Large windows overlooking the ravine
- Shiplap ceiling
- High Ceilings
- LED pot lights

HALLWAY

- Hardwood flooring
- Reading nook
- LED Pot Lights

4 PIECE BATHROOM

- Tile flooring
- Tub/Shower combo with tile surround
- Single sink vanity with cabinets
- Quartz countertop
- Vanity light

PRIMARY BEDROOM

- Hardwood flooring
- One window overlooking the back
- Walk in closet with built in shelving
- Gas fireplace with built-in TV, stone surround and custom mantel
- Sconce light fixtures
- Five piece ensuite bathroom

5 PIECE ENSUITE

- Tile flooring
- Double vanity with quartz countertop
- Modern wall sconces
- Freestanding soaker tub
- Glass enclosed shower with tile surround
- Water closet
- Large window overlooking the back

2ND BEDROOM

- Hardwood flooring
- Double Closet with built in shelving
- One window overlooking sideyard
- Flush mount light fixture

3RD BEDROOM

- Hardwood flooring
- Closet
- Half wall white wainscoting
- One window overlooking the front
- Crown moulding

LAUNDRY ROOM

- Tile flooring
- Quartz Folding counter with tile backsplash
- Laundry sink

HOUSE FEATURES

FRONT LOAD WASHER AND DRYER

- Front load washer and dryer Maytag 3000 Series
- Walk out to garage
- Built in cabinetry for storage
- Linen Closet
- LED pot lights

LOWER LEVEL

LANDING

- Broadloom flooring
- Open to above
- Pendant light

MOVIE ROOM

- Vinyl Plank flooring
- Track light
- Closet with water softener

REC ROOM

- Vinyl Plank flooring
- Single door with glass inserts
- Large storage closet
- Large window seat
- Sliding doors walk out to backyard
- LED Pot Lights

GREAT ROOM

- Vinyl Plank flooring
- Gas fireplace with stone surround
- Open concept layout
- 3 Large windows overlooking ravine
- LED Pot Lights

OFFICE AREA

- Vinyl Plank flooring
- Open concept with rec room
- LED Pot Lights

WET BAR

- L shaped Quartz counter with bar seating

UTILITIES / ADDITIONAL INFO

- Heating: Gas forced air furnace, Napoleon Home Comfort 9600 Series, High efficiency, owned (2016)
- Cooling: Central air conditioning, Napoleon AC 16 Seer, owned (2016)
- HWT: Giant Greenfoam 50 gallon, Rental through Reliance (~2 years) Monthly cost \$47
- Water Softener: Purifiner, owned
- Electrical Panel: Cutler Hammer (Westinghouse) 120/240 volts, 125 Amps,
- Smart Home Systems: Nest thermostat
- Security System: Existing security system. Buyer is responsible for arranging service and activation upon purchase if desired.
- CVAC: Rough in
- Windows (2012)
- Roof : Asphalt shingle

INCLUSIONS

- All Window Coverings and Screens, Including Hardware
- Electric Light Fixtures
- Water Softener (owned)
- Closet Organizers
- All Shower Rods
- All Bathroom Mirrors
- Microwave
- Stove
- Range Hood
- Fridge

STEP IN GLASS SHOWER

- Step in glass shower
- Double sink vanity with storage
- Laminated countertop
- Vanity light fixture
- LED pot lights

5TH BEDROOM

- Broadloom flooring

FLUSH MOUNT LIGHT

- Flush mount light

DOUBLE DOOR WALK IN CLOSET

- Double door walk in closet with built in shelving

1 WINDOW OVERLOOKING BACKYARD

4 PIECE BATHROOM

- Ceramic tile flooring

- Dishwasher
- All Garage Door Openers and Remotes
- Clothes Washer
- Clothes Dryer
- TV Wall Mounts
- Cabana with fan & light
- Pool, Pump, and all Related Equipment
- Cabana Mini Fridge
- Garage Built-in Wood Shelving
- Standing freezer in cold room

AREA FEATURES

- Quiet cul de sac location
- Established, family friendly neighbourhood
- Minutes to Downtown Georgetown
- Close to shops, cafes, and local dining
- Nearby Georgetown Farmer's Market
- Close to Park Public School
- Chris Walker Trail nearby
- Access to walking trails and green space
- Ravine setting with private nature views
- Trafalgar Sports Park close by
- Easy access to major commuter routes
- Approximately 8 minutes to GO Station
- Parks, playgrounds, and community amenities nearby

OVERSIZED

- Oversized

UNDER STAIRS STORAGE

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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