

43 Newman Place

Georgetown



LH

COMPASSION
LED LUXURY
LISTING



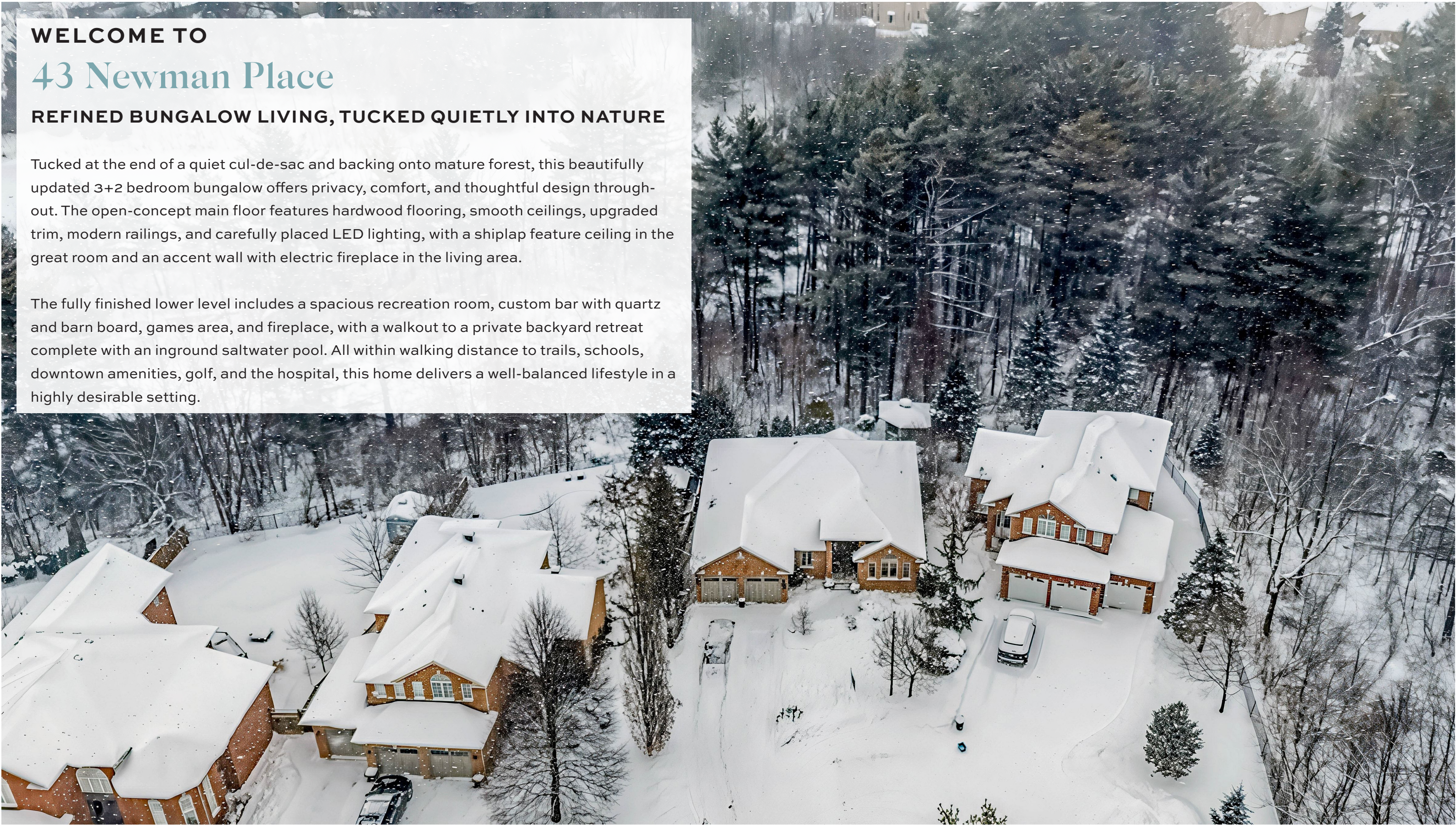
LISA
HARTSINK BROKER

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.





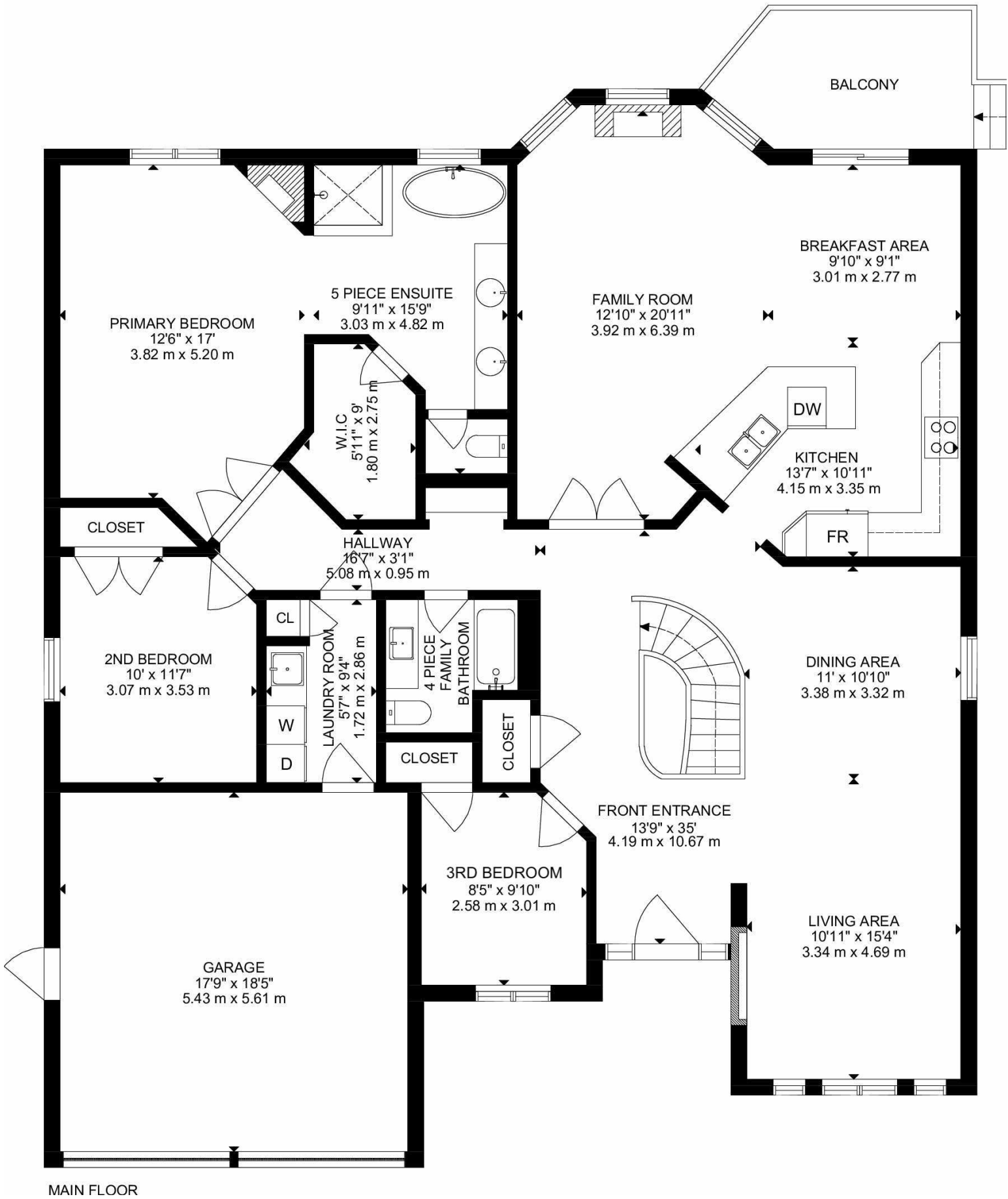




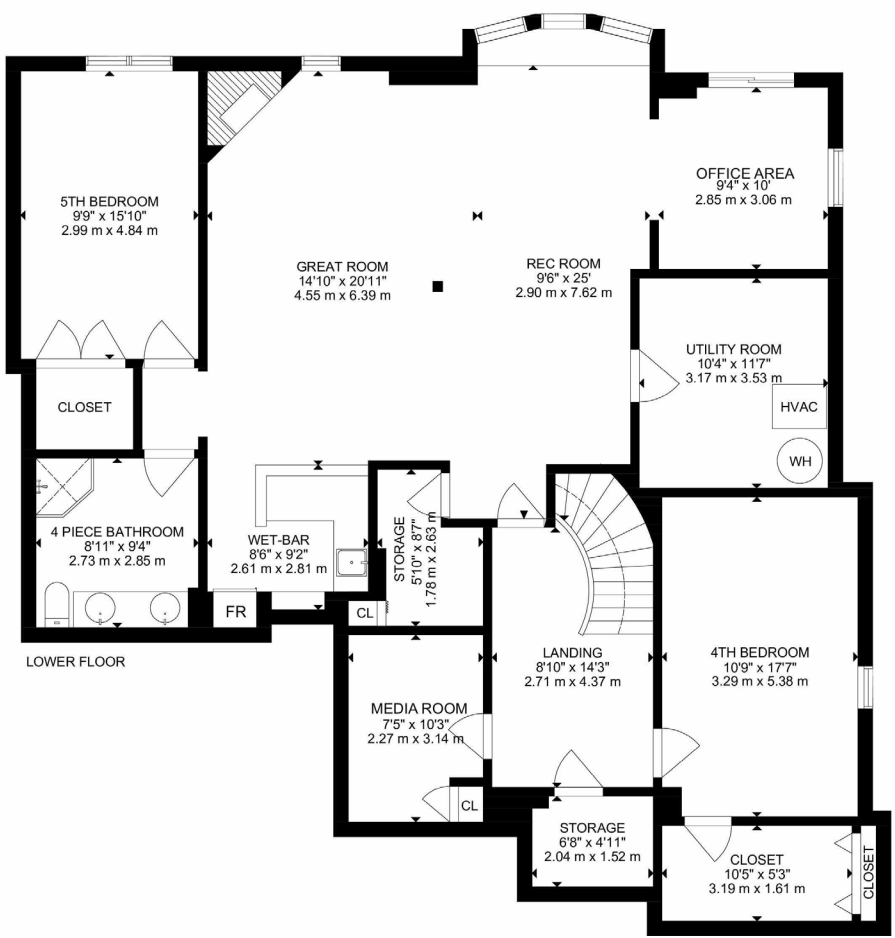








MAIN FLOOR



LOWER FLOOR



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	ÉEC de Sacré-Coeur-Georgetown
GR07 - GR012	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>

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 break-fast 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 May-tag 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
- Bar sink
- Barnboard finish
- Built in shelving with mirror
- Demby Designer Bar Fridge
- Barnwood style wood detailing
- LED Pot Lights

4TH BEDROOM

- Broadloom flooring
- Walk in closet
- Electrical closet

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

- Above grade window
- LED Pot Lights
- Broadloom flooring
- Flush mount light
- 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

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

UTILITY ROOM

- 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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