



HARTSINK^{BROKER}

COMPASSION LED REALTY TEAM



905 - 50 Hall Road

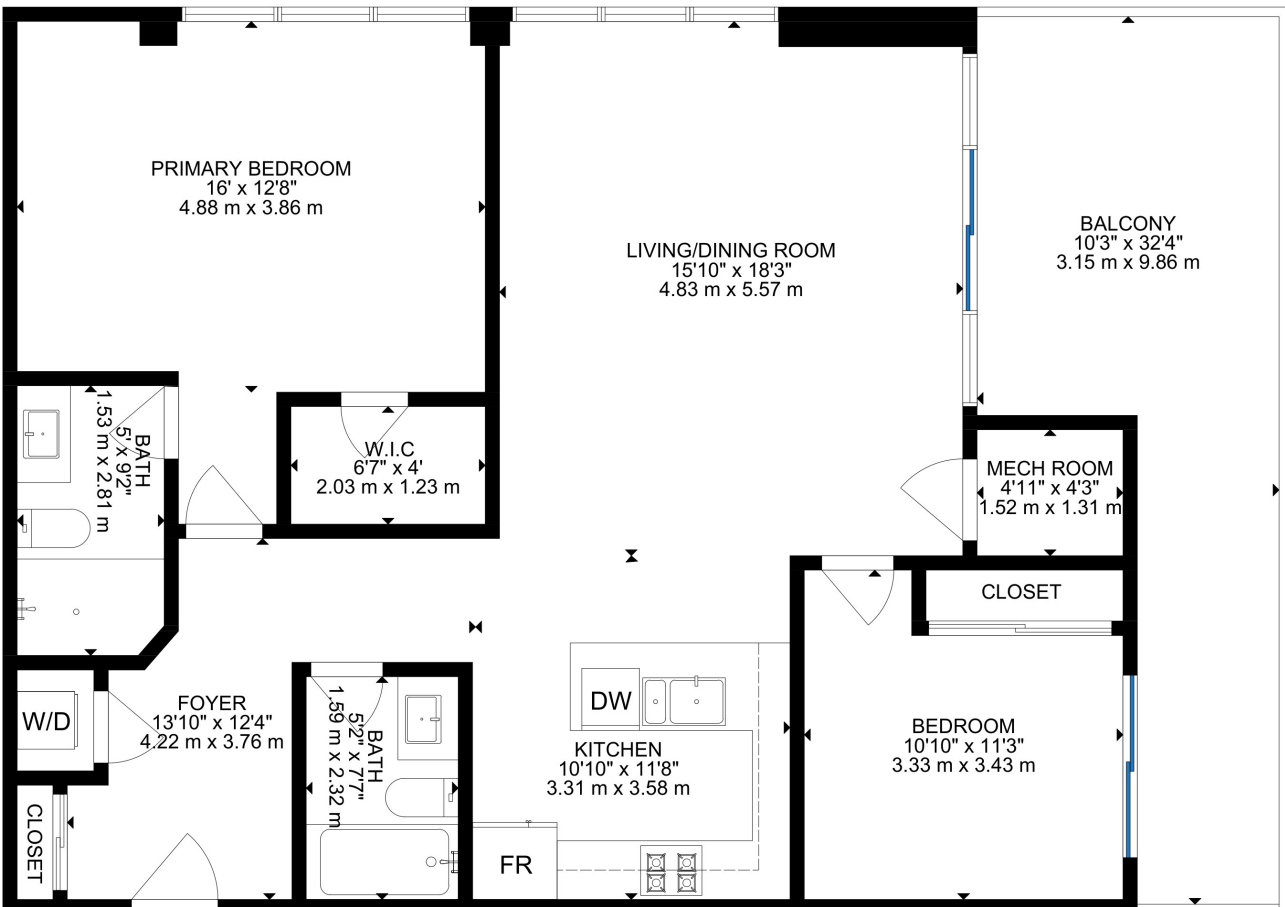
Georgetown

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	ÉEC 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

LOBBY

- Maintenance Office
- Mail area & Parcel Locker
- 2 Elevators

BUILDING AMENITIES

- Fitness Room
- Lounge
- Outdoor Patio with BBQ
- Private/Public Amenitiy Space

GARAGE/PARKING

- Underground Parking
- EV Charging Rough-In

INTERIOR

FRONT FOYER

- Upgraded Laminate Flooring
- Pot Light
- Double closet with mirrored sliding doors
- Single Closet (Laundry)

LIVING ROOM

- Upgraded Laminate Flooring
- 3 South Facing windows overlooking Hungry Hollow
- Night views of Mississauga, Toronto and more
- Walk out to West facing 250 sq ft balcony

DINING ROOM

- Upgraded Laminate Flooring
- Combined with Living Area

KITCHEN

- Upgraded Laminate Flooring
- Quartz Countertop & Extended breakfast bar with rounded egde detail
- Undermount Double Sink + Reverse Osmosis Filtered water Tap
- Pot Lights
- 3 Pendant Light Fixture
- New Frigidaire Stainless Steel Fridge

- New Frigidaire Stainless Steel Gas Stove
- New Frigidaire Stainless Steel Dishwasher
- New Frigidaire Stainless Steel Microwave with built in Range Hood

4 PIECE MAIN BATH

- Ceramic Flooring
- Built in vanity
- Vanity Light fixture
- Tub/shower combo with tile surround

PRIMARY BEDROOM

- Upgraded Laminate Flooring
- 2 Southeast Facing windows over looking Hungry Hollow
- Walk in Closet
- Pot Lights
- 4 Piece ensuite

4 PIECE ENSUITE

- Ceramic Flooring
- Walk in shower with tile surround & glass door
- Built in vanity
- Vanity light fixture

2ND BEDROOM

- Upgraded Laminate Flooring
- Southwest facing sliding door walk out to balcony
- Southwest facing Windows
- Double closet with sliding mirror door

LAUNDRY

- Brand new LG front load washer
- Brand new LG frof load dryer

PRIMARY BEDROOM

- Hardwood flooring
- Walk in closet
- Window overlooking side yard

INCLUSIONS

- All Window Coverings and Screens, Including Hardware
- Electric Light Fixtures
- Closet Organizers
- All Shower Rods
- All Bathroom Mirrors
- Microwave + Range Hood
- Fridge
- Stove
- Dishwasher
- Reverse Osmosis Water Sys-tem
- All Garage Door Openers and Remotes
- Clothes Washer
- Clothes Dryer

UTILITIES

- Heating: Gas, Forced Air
- Cooling: Central AC
- Electrical Panel: 240 amps,
- Smart Home Systems: Automatic Black Out Blinds (Bluetooth Enabled)



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

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Halton District School Board		Halton Catholic District School Board	
ENGLISH			
JK - GR05	George Kennedy PS	JK - GR08	St. Francis of Assisi CES
GR06 - GR08	Centennial PS	GR09 - GR12	Christ the King CSS
GR09-GR12	Georgetown District HS		
FRENCH IMMERSION			
GR02 - GR05	George Kennedy PS	GR01 - GR05	St. Catherine of Alexandria CES
GR06 - GR08	Centennial PS	GR06 - GR08	St.Brigid CES
GR09-GR12	Georgetown District HS	GR05 - GR08	St.Francis of Assisi CES
		GR09 - GR12	Christ The King CSS

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COLDWELL BANKER

**ELEVATE REALTY,
BROKERAGE**

MCNE
MASTER CERTIFIED NEGOTIATION EXPERT



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