



HARTSINK BROKER

COMPASSION LED REALTY TEAM



3017 Silverthorn Drive
Oakville

LISAHARTSINK.COM 905.873.9944





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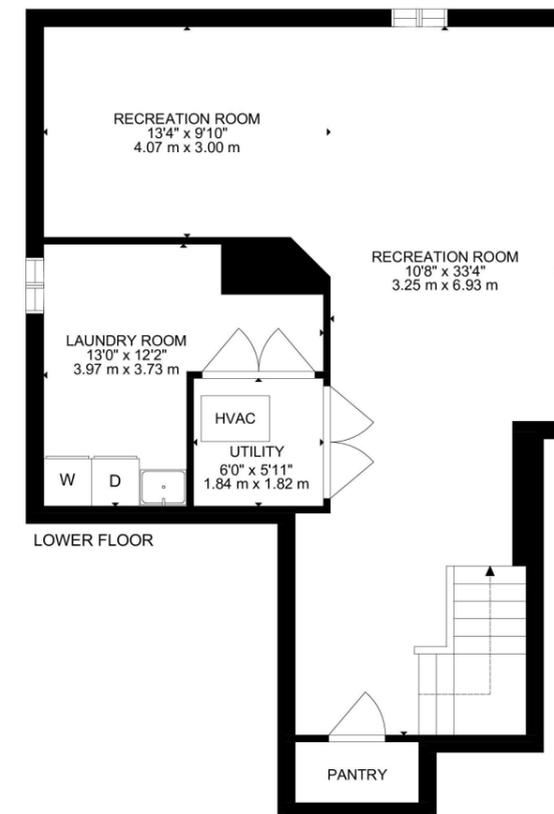
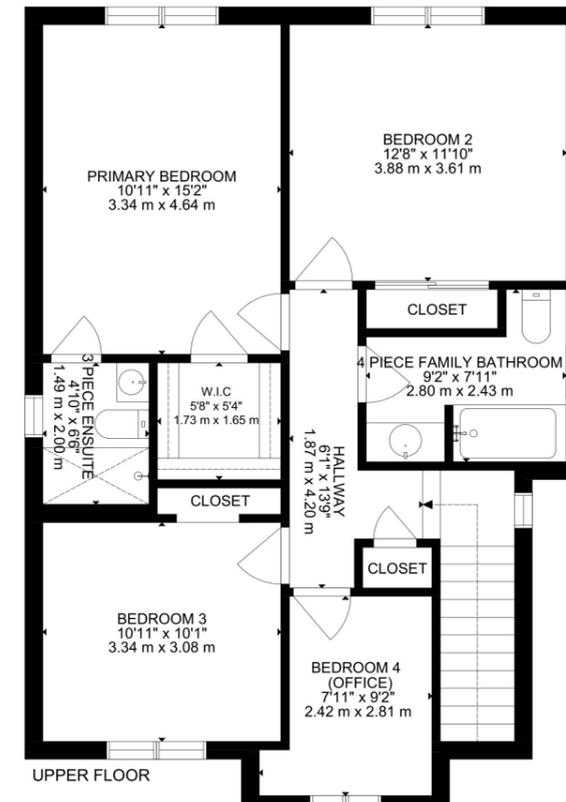
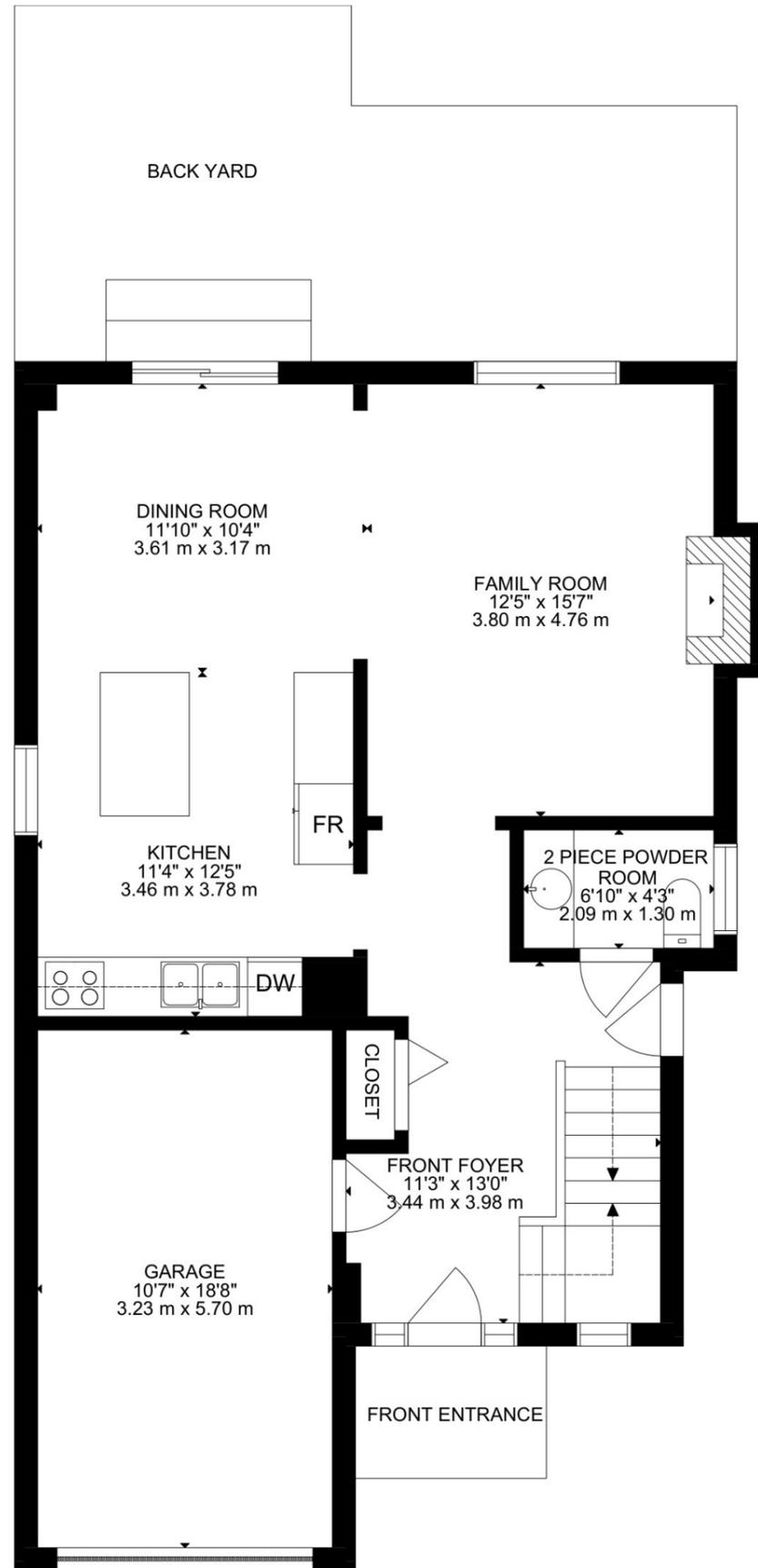


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HOUSE FEATURES

EXTERIOR

FRONT YARD

- Widened driveway for parking
- \$100k in professional landscaping upgrades
- Flagstone entry patio
- Landscaping lighting
- Perennials
- oversized stone from front yard leading to backyard

GARAGE

- Single car garage
- New black GARAGA Garage door with wall mount opener & remotes (2021)
- Lots of built in storage with hanging storage for tools
- 1 modern black light fixture above garage
- Metal rack overhead storage
- Sensor light

BACKYARD

- Wide stone steps
- Interlock patio
- Wooden fence on sides
- Metal fence at back for ravine view with access/door in fence to ravine
- Garden with black mulch, grass lawn & patio interlock
- Perennials
- Natural gas BBQ hook up

INTERIOR

- Custom blinds throughout

MAIN LEVEL

FRONT ENTRANCE

- Laminate Flooring
- In floor registers
- New door with 2 sidelights
- Side door to garage
- Black flush mount lights
- Double closet
- Glass door side entrance with decorative glass insert

KITCHEN

- Laminate Flooring
- Awning style window overlooking side
- Soft close White cabinets with updated hardware
- Quartz countertop
- Stone backsplash
- LG Stainless steel stove
- Samsung stainless steel fridge
- Whirlpool built in stainless steel microwave with range hood
- Samsung stainless steel dishwasher
- Undercabinet lighting
- Breakfast bar island with deep storage drawers
- Quartz counter Coffee nook/bar
- Fonder undermount stainless steel sink
- Modern directional/track light fixture above kitchen island (black)

BREAKFAST AREA

- Laminate Flooring
- Pot lights
- Sliding door glass door walk out to patio and ravine lot

FAMILY ROOM

- Laminate Flooring
- Pot lights
- Gas insert fireplace
- Sliding door glass door walk out to patio and ravine lot

2 PIECE POWDER ROOM

- Laminate flooring
- Updated built-in vanity
- Vanity light (black)
- Dual flush toilet
- Black fixtures
- Window overlooking side (frosted glass)
- In floor register

UPPER LEVEL

HALLWAY

- Oversized window at upper landing of stairs overlooking side yard
- Broadloom flooring
- Linen closet with deep shelves

3 PIECE BATHROOM

- Tile flooring
- Updated vanity with black fixtures
- Walk in shower with glass sliding door & tile surround
- Mirror cabinet

PRIMARY BEDROOM

- Broadloom Flooring
- Fan with light updated/modern ceiling fan with light (white dimmable)
- Window overlooking backyard large double window overlooking backyard with ravine views
- Walk in closet with built in organizers and oversized modern semi flush mount light

2ND BEDROOM

- Broadloom Flooring
- Ceiling fan with light (white-dimmable)
- Window overlooking back yard
- Single closet with sliding doors

3RD BEDROOM

- Broadloom Flooring
- Semi flush mount light
- Window overlooking front yard
- Single closet with built in shelving & rods

4TH BEDROOM (OFFICE)

- Broadloom flooring
- Window overlooking front yard
- Modern semi flush mount light fixture (black)

HOUSE FEATURES

4 PIECE FAMILY BATH

- Tile flooring
- Tile surround half wall
- Wide vanity with vessel sink
- Tub/shower combo with newer tub
- Mirror storage cabinet with built in vanity light
- Semi flush mount light
- Tub/shower combo
- Window overlooking side (Frosted glass)

LOWER LEVEL

REC ROOM

- Luxury vinyl Flooring
- Broadloom on stairs
- Pot lights
- All new baseboards
- 3 above grade windows
- New rails with decorative wood column
- Spray foamed perimeter & leveled floor

- In ceilings registers (white)
- Storage closet with built in shelving
- Ship lap detailing under stairs with built in storage

LAUNDRY ROOM AREA

- LG stainless steel washer front load
- LG stainless steel dryer front load
- Laundry Sink
- Above grade window

UTILITIES / ADDITIONAL INFO

- Heating: Gas Forced Air, High efficiency RUUD furnace (2022)
- Cooling: Central Air, AC RUUD (2022)
- Tankless water heater, Navien (2020)
- Electrical Panel: Siemens 100 amps
- Humidifier: General Aire whole home unit
- All windows and exterior doors - 2021
- New Garage door - 2021
- Painting (full house) - 2023
- Attic Insulation - 2022
- Basement Sprayfoam - 2022
- Basement renovation - 2023
- Front landscaping, including interlock driveway - 2020
- Full backyard landscaping - 2023
- All outdoor lights are on automation enabled switches



SCHOOLS

Halton District School Board		Halton Catholic District School Board	
ENGLISH			
PK - GR08	Eastview PS	PK - GR08	St. Dominic CES
GR02 - GR08	Pine Grove PS	GR09 - GR12	St. Thomas Aquinas CSS
GR09-GR12	Thomas A Blakelock HS		
FRENCH IMMERSION			
PK - GR06	ÉÉ Patricia - Picknell PS	PK - GR08	St. Mary CES
GR07 - GR012	ÉS Gaétan Gervais PS	GR09 - GR12	St. Ignatius of Loyola CSS

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/>

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**

MCNE
MASTER CERTIFIED NEGOTIATION EXPERT



info@lisahartsink.com | 905.873.9944 | LisaHartsink.com