



# HARTSINK BROKER

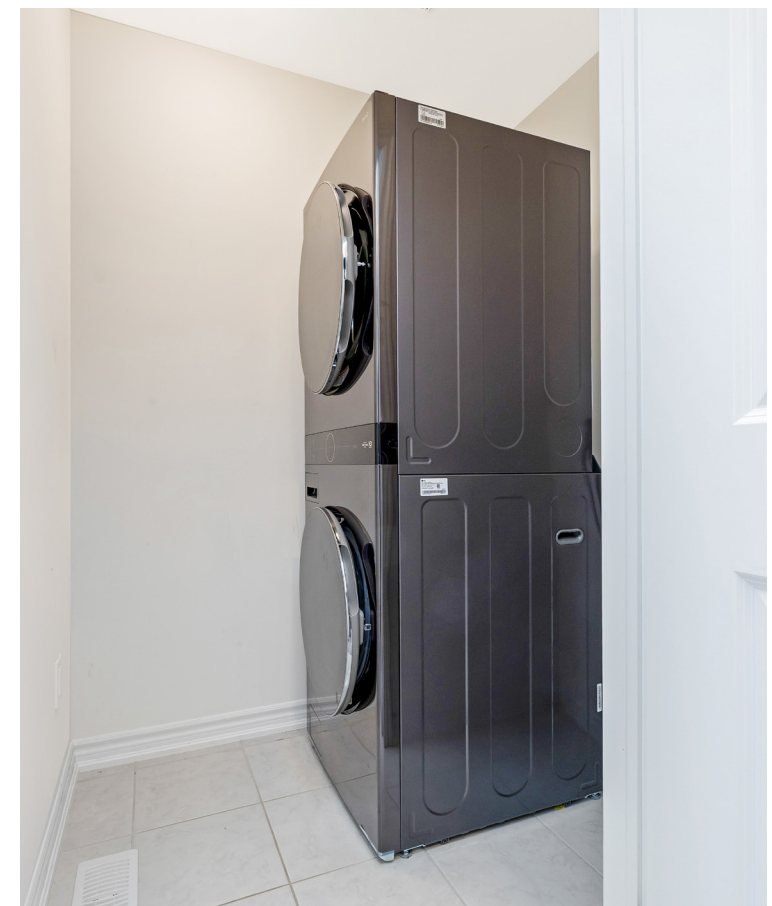
COMPASSION LED REALTY TEAM



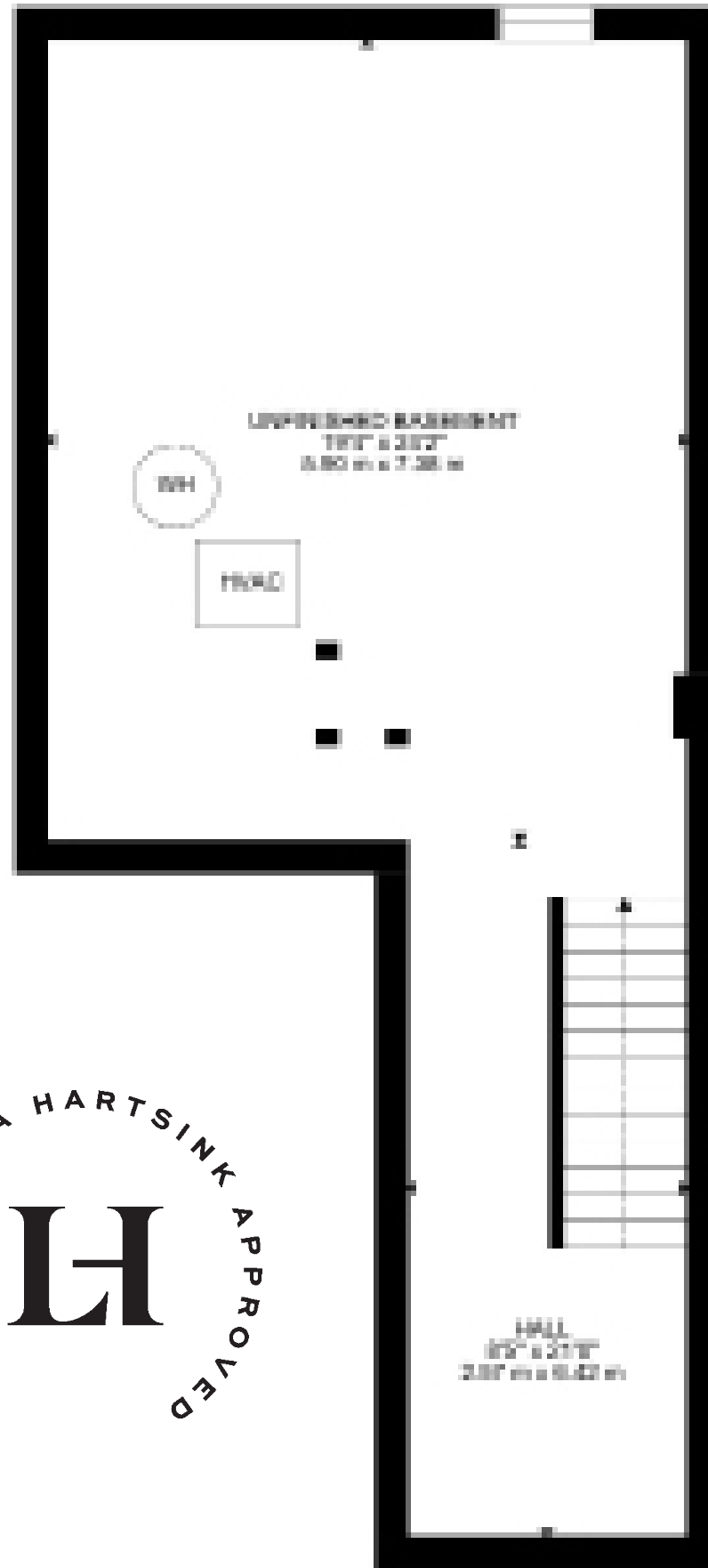
108 Flagg Avenue  
*Paris*

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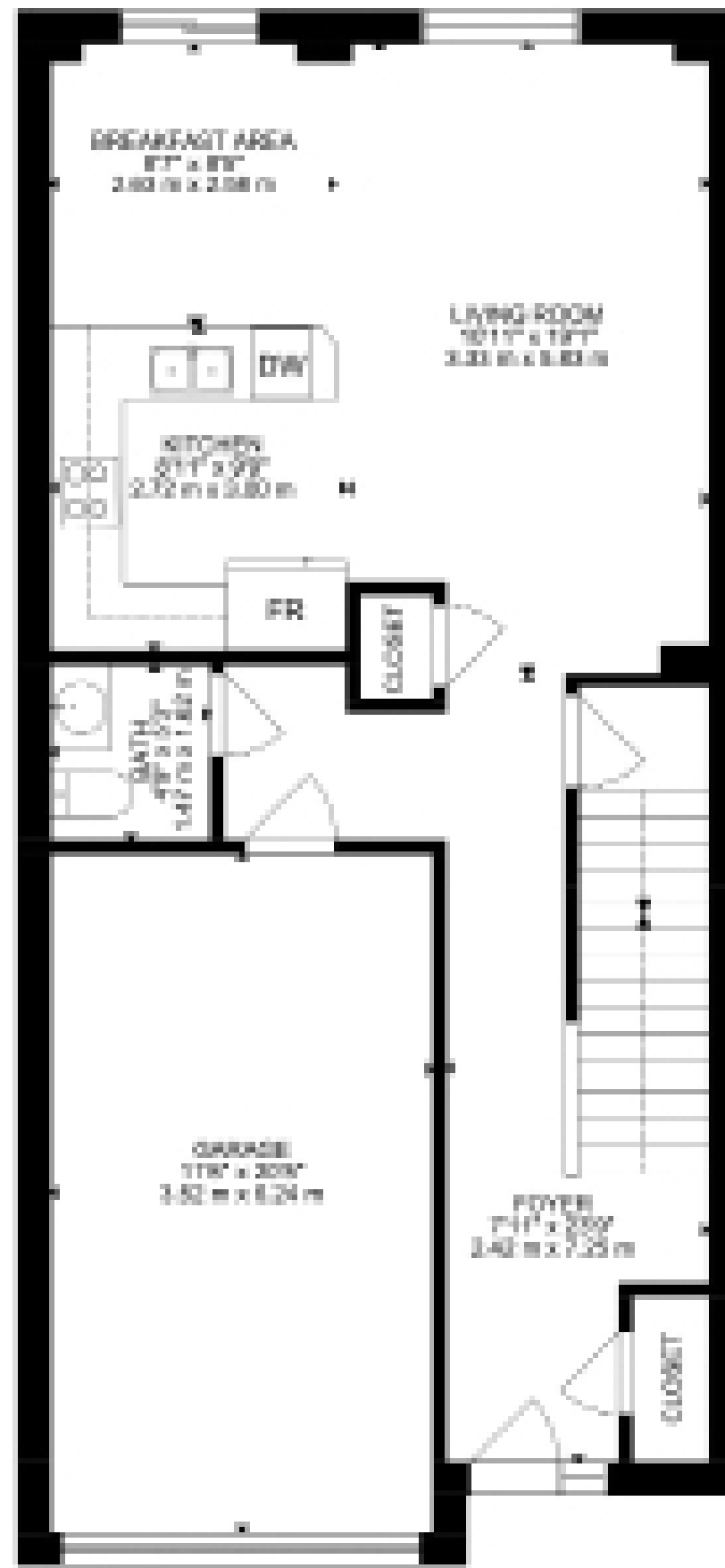




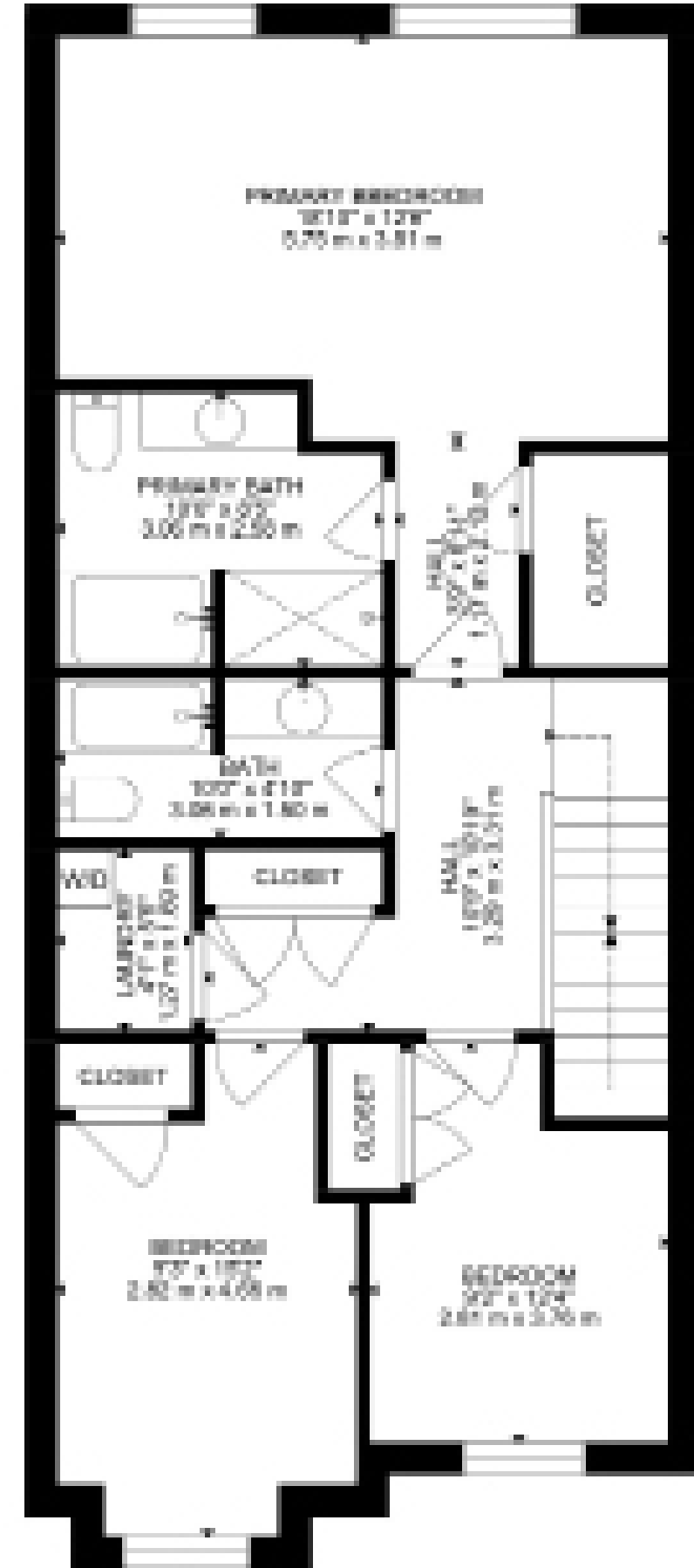




LOWER FLOOR



MAIN FLOOR



UPPER FLOOR

# HOUSE FEATURES

## EXTERIOR

### FRONT YARD

- Brick & Stucco exterior
- Covered front porch entrance
- Asphalt driveway

### GARAGE

- Single garage
- Automatic garage door

### BACKYARD

- Wood fencing
- Turf covered

## INTERIOR

### MAIN LEVEL

#### FRONT ENTRANCE

- Ceramic tile flooring
- Flush mount light fixture
- Front door with window panel
- Single coat closet

#### LIVING ROOM

- Vinyl flooring (2026)
- Potlights
- 9 foot ceilings
- 1 window overlooking backyard

#### 2 PIECE POWDER ROOM

- Ceramic tile
- Vanity light fixture
- Double door vanity

#### KITCHEN

- Ceramic tile flooring
- Flush mount light fixture
- White laminate cabinets
- Laminate countertop
- Samsung stainless steel stove
- Samsung stainless steel range hood
- Samsung stainless steel fridge (2025)
- Samsung stainless steel dishwasher
- Panasonic microwave

#### BREAKFAST AREA

- Ceramic Tile flooring
- Chandelier lights
- Sliding double door to back patio

### UPPER LEVEL

#### PRIMARY BEDROOM

- Grey broadloom
- 2 flush mount light fixtures
- 2 windows overlooking backyard
- Walk in closet with ikea pax wardrobe

#### 4 PIECE ENSUITE

- Tile flooring
- Laminate counter
- Vanity light fixture
- Shower with glass door

#### 2ND BEDROOM

- Broadloom
- Flush mount light fixture
- 1 window overlooking front
- Double closet

#### 3RD BEDROOM

- Broadloom
- Flush mount light fixture
- 1 window overlooking front
- Single closet

#### 3 PIECE BATHROOM

- Tile flooring
- Vanity light fixture
- Laminate vanity
- Tub & shower combo

#### LAUNDRY ROOM

- Tile flooring
- LG washer (2025)
- LG dryer (2025)
- Stackable

### LOWER LEVEL

#### UNFINISHED BASEMENT

### UTILITIES / ADDITIONAL INFO

- Heating Furnace Lennox 2020 High Efficiency
- AC (2021)
- Hot Water Tank (Rental) Enercare \$74/month
- Electrical Panel 200 amp
- Windows (2021)
- Roof, asphalt shingle (2021)
- All others features as built 2021



# HOUSE FEATURES



## SCHOOLS

Grand Erie District School Board		Brant Haldimand Norfolk Catholic District School Board	
ENGLISH			
JK - GR08	Cobblestone ES	JK - GR08	Sacred Heart CES
GR09 - GR12	Paris DHS	GR09 - GR12	St. John's College
FRENCH IMMERSION			
JK - GR08	Burford District ES	JK - GR08	Sacred Heart CES
GR09 - GR12	North Park C & VS	JK- GR08	Ste Marguerite

School boundary information can be confirmed at:  
<https://transinfobhn.ca/Eligibility.aspx?Page=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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COMPASSION LED REALTY TEAM



**COLDWELL BANKER**

**ELEVATE REALTY,  
BROKERAGE**

**MCNE**  
MASTER CERTIFIED NEGOTIATION EXPERT



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