



HARTSINK BROKER

COMPASSION LED REALTY TEAM



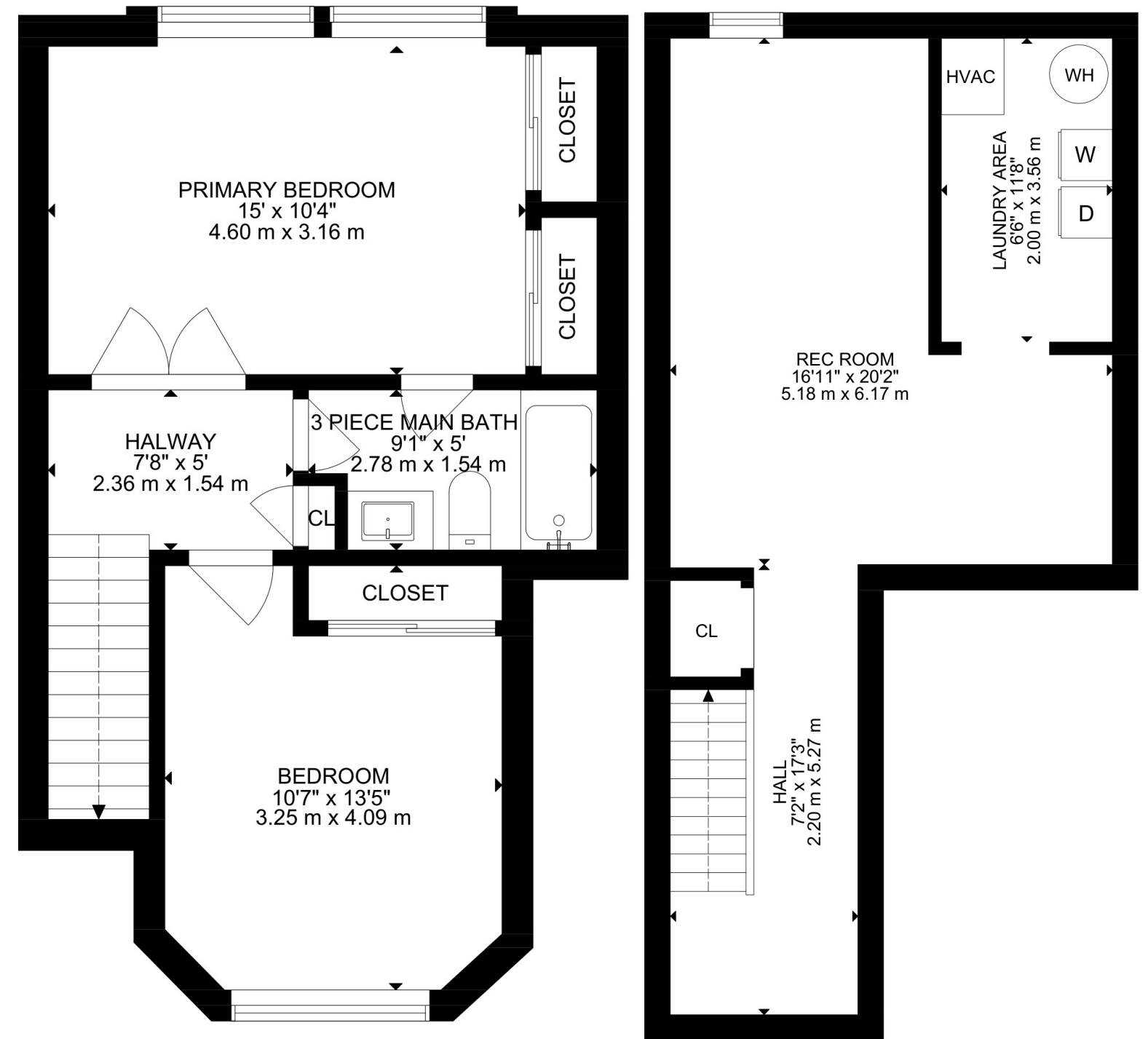
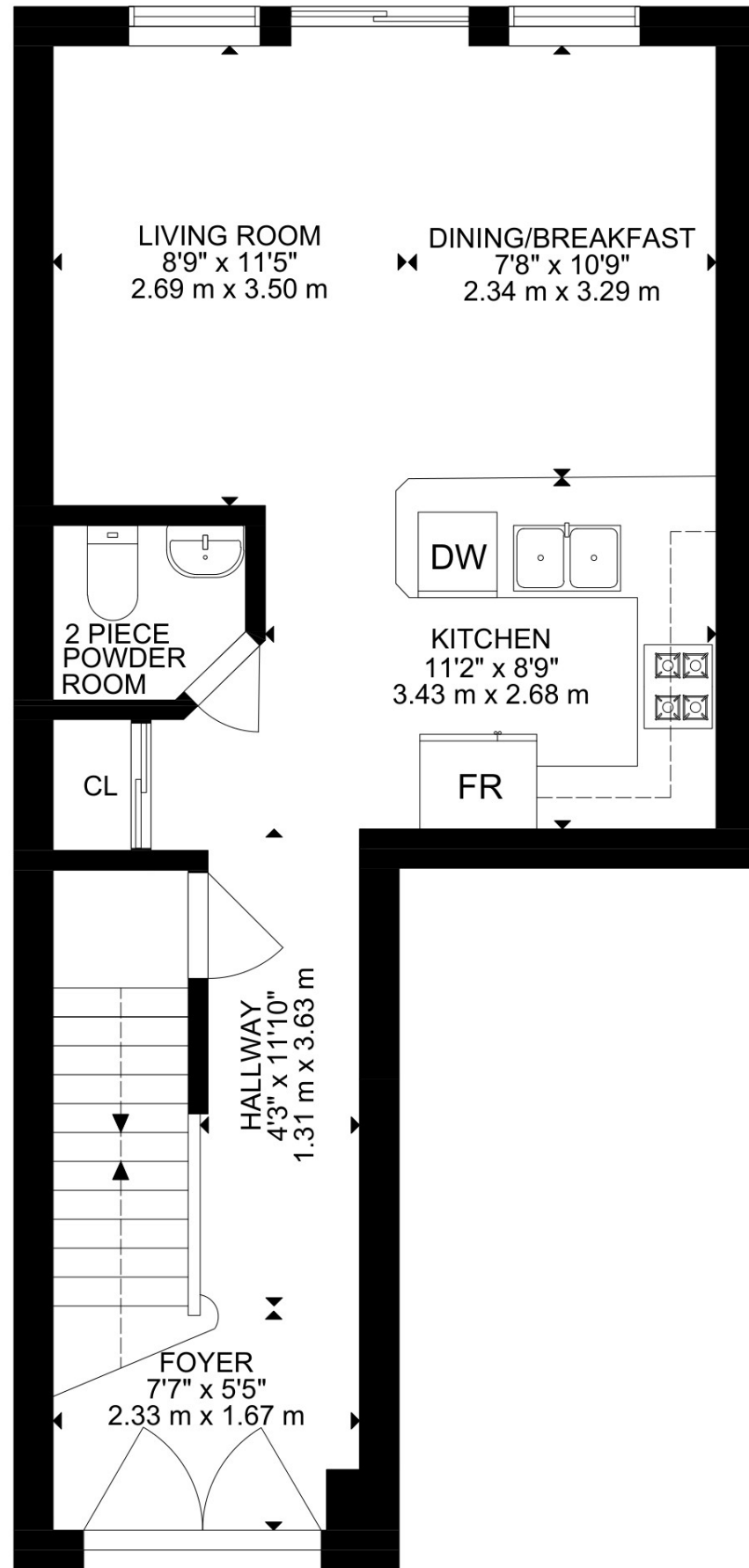
46 Harding Street
Georgetown

LISAHARTSINK.COM 905.873.9944









HOUSE FEATURES

EXTERIOR

FRONT YARD

- Paved driveway, single wide with 2 car parking
- Landscaped
- Stone walkway
- Covered front porch



GARAGE

- Attached, single car garage
- Overhead storage
- Hanging storage for tools

BACKYARD

- New spruce deck (2025)
- New fence on left (2025)
- Landscaped with garden
- Lots of perennials (hydrangeas, lilies, magnolias)

INTERIOR

MAIN LEVEL

FRONT ENTRANCE

- Ceramic tile flooring
- Double door entry with stained glass inserts
- Semi flush mount light fixture

HALLWAY

- Solid hardwood flooring ¾ inch
- Double closet
- Semi flush mount light fixture
- Door to basement

LIVING ROOM

- Solid hardwood flooring ¾ inch
- 1 large window overlooking backyard
- Semi flush mount light fixture
- Double sliding glassdoor walk out to backyard
- Combined with breakfast area

2 PIECE POWDER ROOM

- Tile flooring
- Pedestal sink
- Vanity Lights

KITCHEN

- Ceramic tile flooring
- Semi flush mount light fixture
- GE stainless steel double door

fridge with freezer drawer

- Whirlpool stove
- Whirlpool dishwasher
- Air King range hood
- Tile backsplash with 3 outlets
- Warm brown cabinets with curved panel detailing
- Seamless counter top
- Breakfast bar with seating for 2-4

BREAKFAST AREA

- Solid hardwood flooring ¾ inch
- 1 large window overlooking backyard
- Semi flush mount light fixture
- Double sliding glassdoor walk out to backyard
- Combined with living

UPPER LEVEL

HALLWAY

- Broadloom
- Single door linen closet

PRIMARY BEDROOM

- Broadloom
- 2 windows overlooking backyard
- Chandelier
- 2 double door sliding closets

3 PIECE BATHROOM

- Ensuite privilege
- Tub & shower combo
- Built in vanity
- Vanity light
- Double entrance from bedroom & hallway

2ND BEDROOM

- Broadloom
- 1 window overlooking frontyard
- Rattan light shade
- Double sliding door closet

LOWER LEVEL

REC ROOM

- Unfinished basement
- Framing and electrical completed
- One above grade window

LAUNDRY AREA

- Kenmore white dryer top load
- Kenmore white washer front load

UTILITIES / ADDITIONAL INFO

- Heating furnace, Heil (2001) (owned)
- Coleman, 10 SEER AC (2003) (owned)
- HWT GSW Gas Hot Water Tank (2021) (owned)
- Culligan Water Softener, medalist series (2014) (owned)
- CVAC
- Roof (2014) (20 year warranty)
- Aquasky Reverse Osmosis



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

HOUSE FEATURES



SCHOOLS

Halton District School Board		Halton Catholic District School Board	
ENGLISH			
JK - GR05	Harrison PS	JK - GR08	Holy Cross CES
GR06 - GR08	Centennial PS	GR09 - GR12	Christ The King CSS
GR09 - GR12	Georgetown District SS		
FRENCH IMMERSION			
GR02 - GR05	George Kennedy PS	JK - GR05	St. Catherine of Alexandria CES
GR06 - GR08	Centennial PS	GR06 - GR08	St. Brigid CES
GR09 - GR12	Georgetown District SS	GR09 - GR12	Christ The King 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/>



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COLDWELL BANKER

**ELEVATE REALTY,
BROKERAGE**

MCNE
MASTER CERTIFIED NEGOTIATION EXPERT

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