



LISA HARTSINK BROKER

COMPASSION LED REALTY TEAM



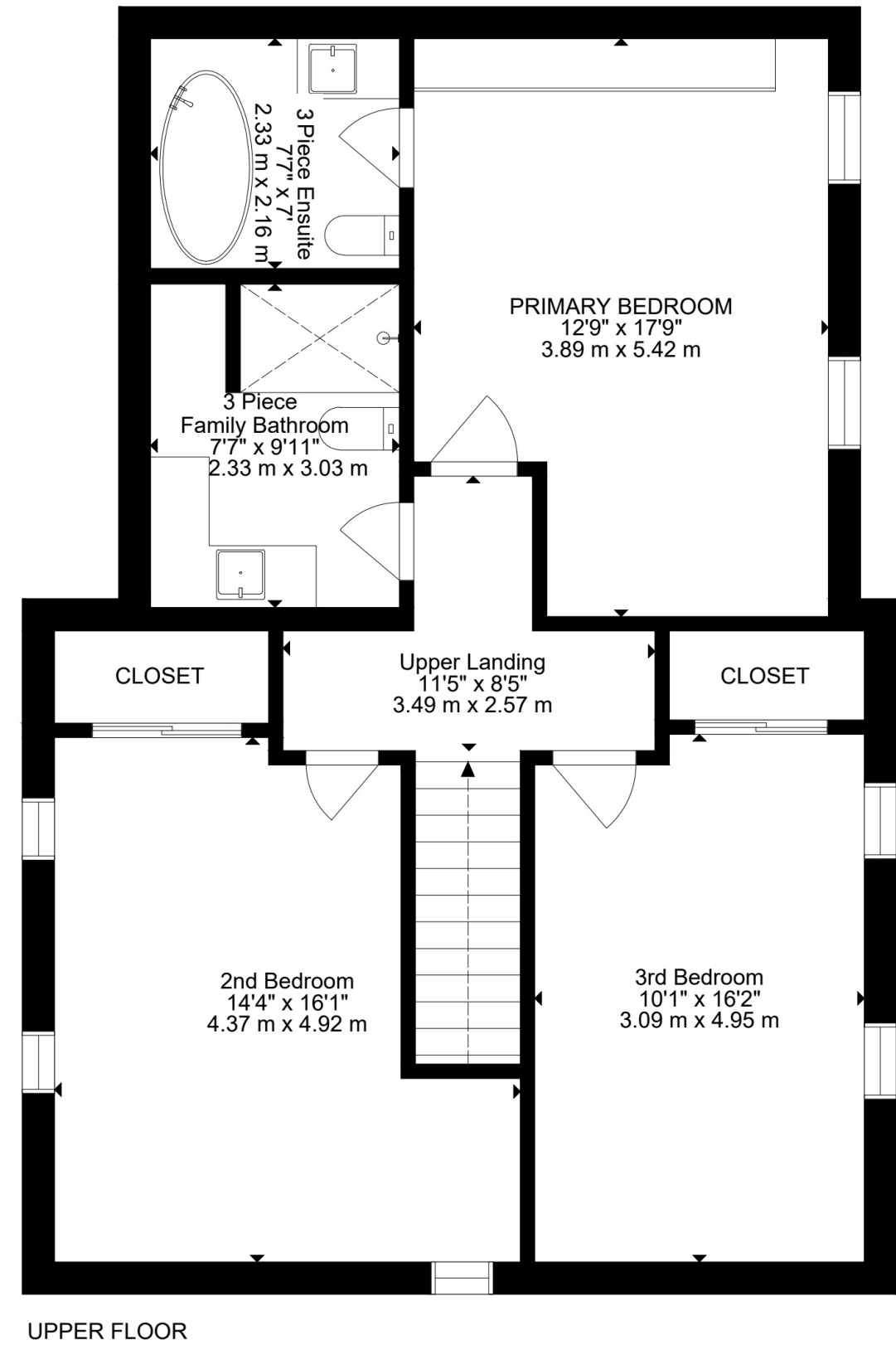
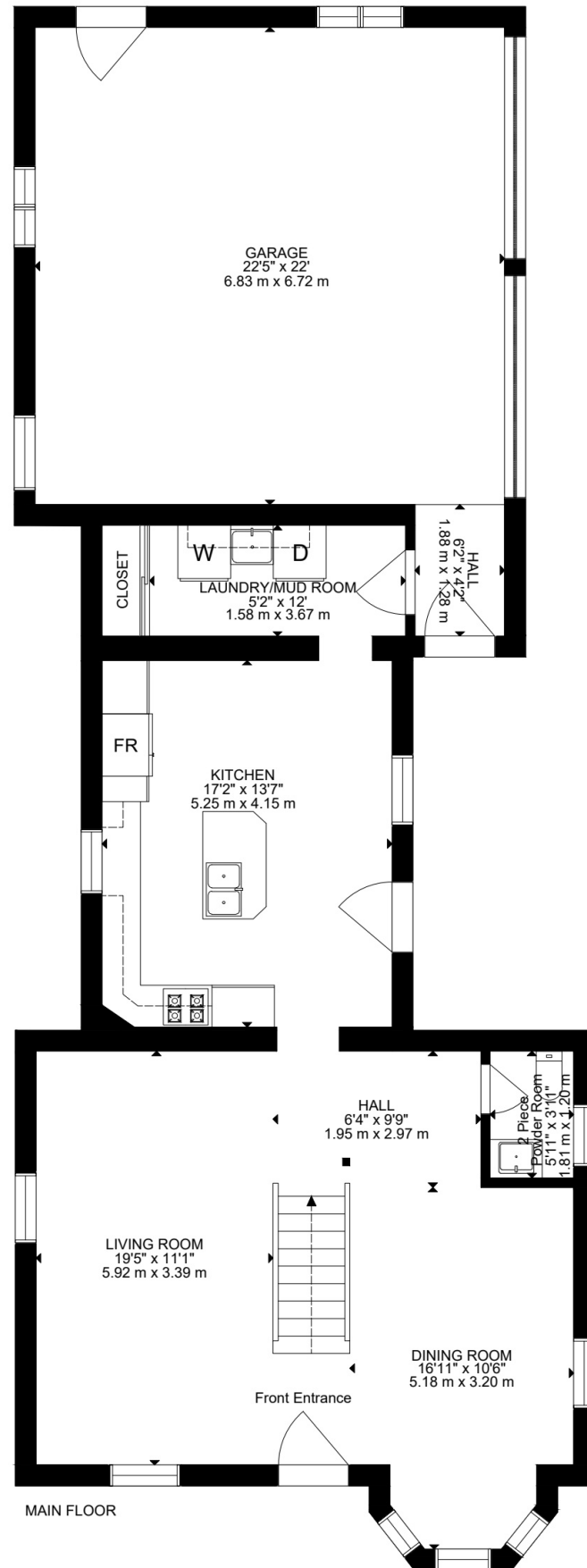
330 Main Street East
Shelburne

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HOUSE FEATURES

EXTERIOR

- All exterior entry doors are metal with glass insert
- New eavestrough, downspouts & gutter guards on the whole house/ garage (2024)

FRONT YARD

- Black metal fence (2020)
- Interlock walkway
- Front deck (2020)
- Keyless door code entry lock
- Exterior outlet for holiday lighting

GARAGE

- 2 car garage
- Automatic doors with remotes
- Built in shelving, work bench and sink
- 3 windows overlooking yard
- Man door walk out to backyard
- Man door to porch and side yard
- Access to lower level mechanical/ furnace room
- 50A 240V heavy duty appliance/ machinery outlet

SIDE YARD

- Covered porch with potlights & wall sconces
- Man door to garage
- Paved double wide driveway

BACK YARD

- Garden with raised beds
- Interlock patio (2021)
- Fully fenced yard
- Oversized double wide gate for larger vehicle access

INTERIOR

- All interior doors are solid wood
- Main floor - light filtering Home Decorators collection Cordless cellular shades
- Upper level - blackout Home Decorators collection Cordless cellular shades

MAIN LEVEL

FRONT ENTRANCE

- Hardwood flooring
- Single door entry with decorative oval glass insert
- One window overlooking front yard

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

- Character staircase with open design
- Semi flush mount light

LIVING ROOM

- Hardwood flooring
- One window overlooking side yard
- One window overlooking front yard
- Electric fireplace with mantle
- Drop light with decorative medallion feature
- Crown moulding
- Decorative wood beams

DINING ROOM

- Hardwood flooring
- Bow window overlooking front yard
- One window overlooking side yard
- Modern light fixture
- Wall sconces
- Crown moulding
- Decorative wood beams

2 PIECE POWDER ROOM

- Ceramic tile flooring
- Single vanity, built in
- Built in toiletry cabinet
- 1 window overlooking side yard
- Crown moulding
- Vintage style light

KITCHEN

- Heated ceramic tile flooring
- Walk out to side porch
- Two windows overlooking side
- Subway tile backsplash
- Crown moulding
- Pendant light
- Potlights
- Samsung Stainless steel stove
- LG stainless steel double door fridge with large freezer drawer (2024)
- Samsung black stainless steel dishwasher (2020)
- JennAir stainless steel microwave
- Glass rinser built into kitchen sink
- Built in Reverse Osmosis System (2021)

LAUNDRY/MUDROOM

- Heated ceramic tile flooring
- Wood trim and baseboards
- Walk out to garage

- Exposed brick wall feature
- Laundry sink
- Double closet with mirror sliding doors
- 3 built in large upper storage cabinets
- Potlights
- Directional track light
- Samsung stainless steel front load washer (as-is)
- Samsung stainless steel front load dryer

UPPER LEVEL

STAIRWAY

- Hardwood
- Unique architectural focal point
- Centrally positioned staircase
- Rich wood staircase accents with white spindles
- Traditional hanging chandelier over stairwell
- Soaring ceiling height over the staircase

UPPER LANDING

- Hardwood flooring
- Crown moulding
- Sloped ceiling details

PRIMARY BEDROOM

- Hardwood flooring
- Crown moulding
- 2 windows overlooking side yard
- Sloped ceiling details
- Built in wardrobe system
- Modern ceiling fan with light
- Wall sconces

3 PIECE ENSUITE

- Heated tile flooring
- Single vanity, built in
- Freestanding tub
- Subway tile half wall
- Sloped ceiling detail
- Vanity lighting & potlights

2ND BEDROOM

- Hardwood flooring
- 2 windows overlooking side yard
- Double closet with built in hangers and shelves
- Modern ceiling fan with light
- Sloped ceiling details

HOUSE FEATURES

3RD BEDROOM

- Hardwood flooring
- 2 windows overlooking side yard
- Double closet with sliding mirror doors and adjustable shelves
- Wall sconces
- Modern ceiling fan with light
- Sloped ceiling details
- Office nook
- 1 window overlooking front yard

3 PIECE FAMILY BATHROOM

- Heated tile flooring
- Oversized L shaped vanity
- Step in shower with glass doors, built in niches
- Upgraded fixtures with rain head, handheld & jets
- Potlights & wall sconces

ADDITIONAL FEATURES:

- Heating: Lennox gas furnace
- Cooling: Ducane AC (2023)
- Hot Water Tank: Giant (owned)
- Water Softener: Water Depot (owned) (2020)
- Electrical Panel: 100 amps
- Roof: Asphalt shingles
- Whole home humidifier: Humidex
- Watts Regulator portable water expansion tank
- Reverse Osmosis System (2021)
- 3 Piece Ensuite bathroom renovated (2023)
- Main Family bathroom renovated (2024)



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

SCHOOLS

Upper Grand District School Board		Dufferin Peel Catholic District School Board	
ENGLISH			
JK- GR08	Glenbrook ES	JK - GR08	Holy Rosary Catholic School
GR09-GR12	Centre Dufferin DHS	GR09 - GR12	Bishop Macdonell Catholic HS
FRENCH IMMERSION			
JK- GR08	Centennial Hylands ES	GR01 - GR08	St. Benedict Catholic ES
GR09 - GR12	Erin DHS	GR07 - GR12	Robert F. Hall Catholic SS
FRENCH		PRIVATE	
PK- GR08	ÉÉ des Quatre-Rivières	K - GR08	The Maples Academy

School boundary information can be confirmed at:
<https://www.ugdsb.ca/page/school-locator>
<https://www.dpcdsb.org/schools/school-directory>





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COLDWELL BANKER

**ELEVATE REALTY,
BROKERAGE**



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