



# LISA HARTSINK BROKER

COMPASSION LED REALTY TEAM



963 McTrach Crescent  
*Milton*

LISAHARTSINK.COM 905.873.9944





LISA HARTSINK

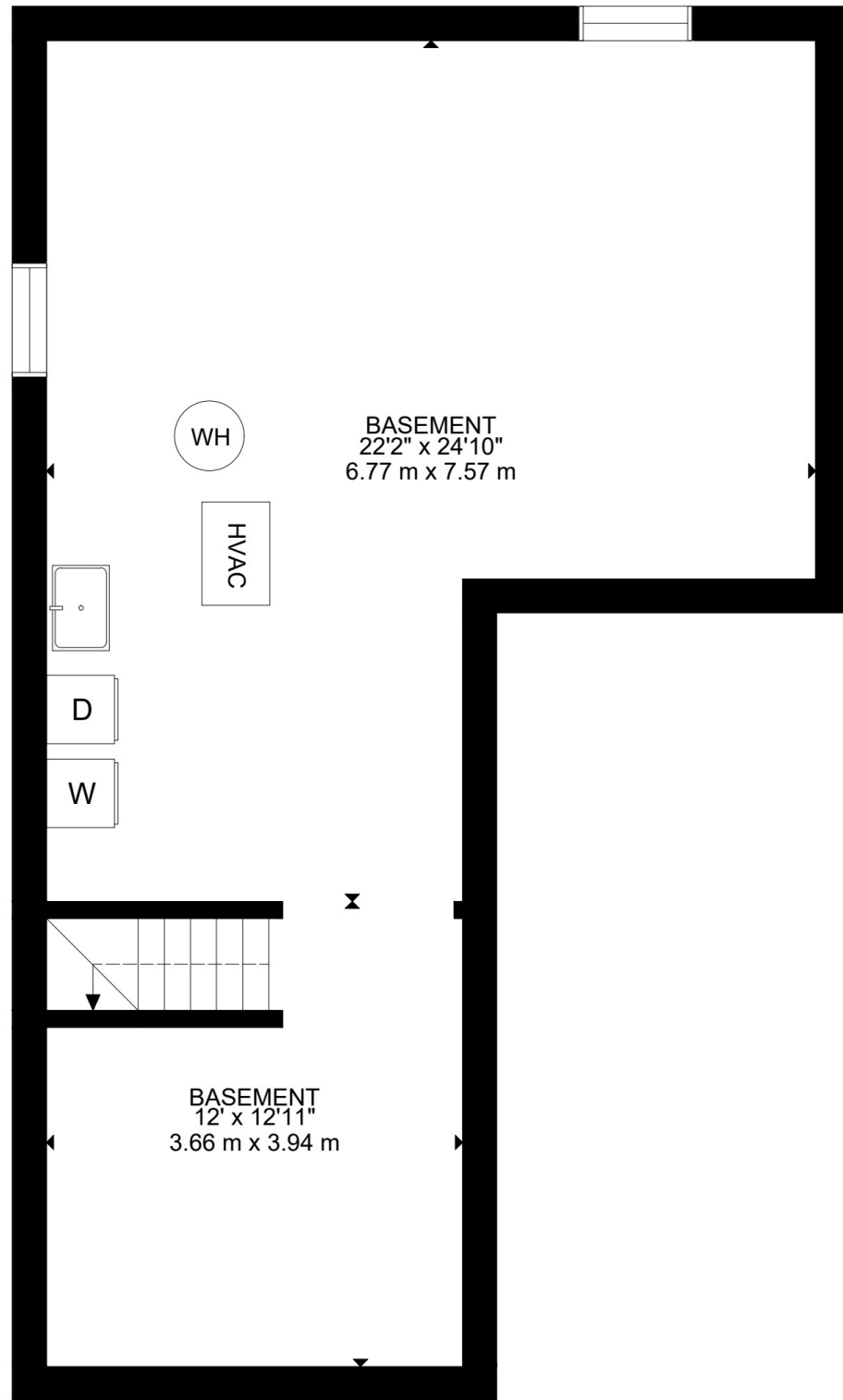


LISA HARTSINK

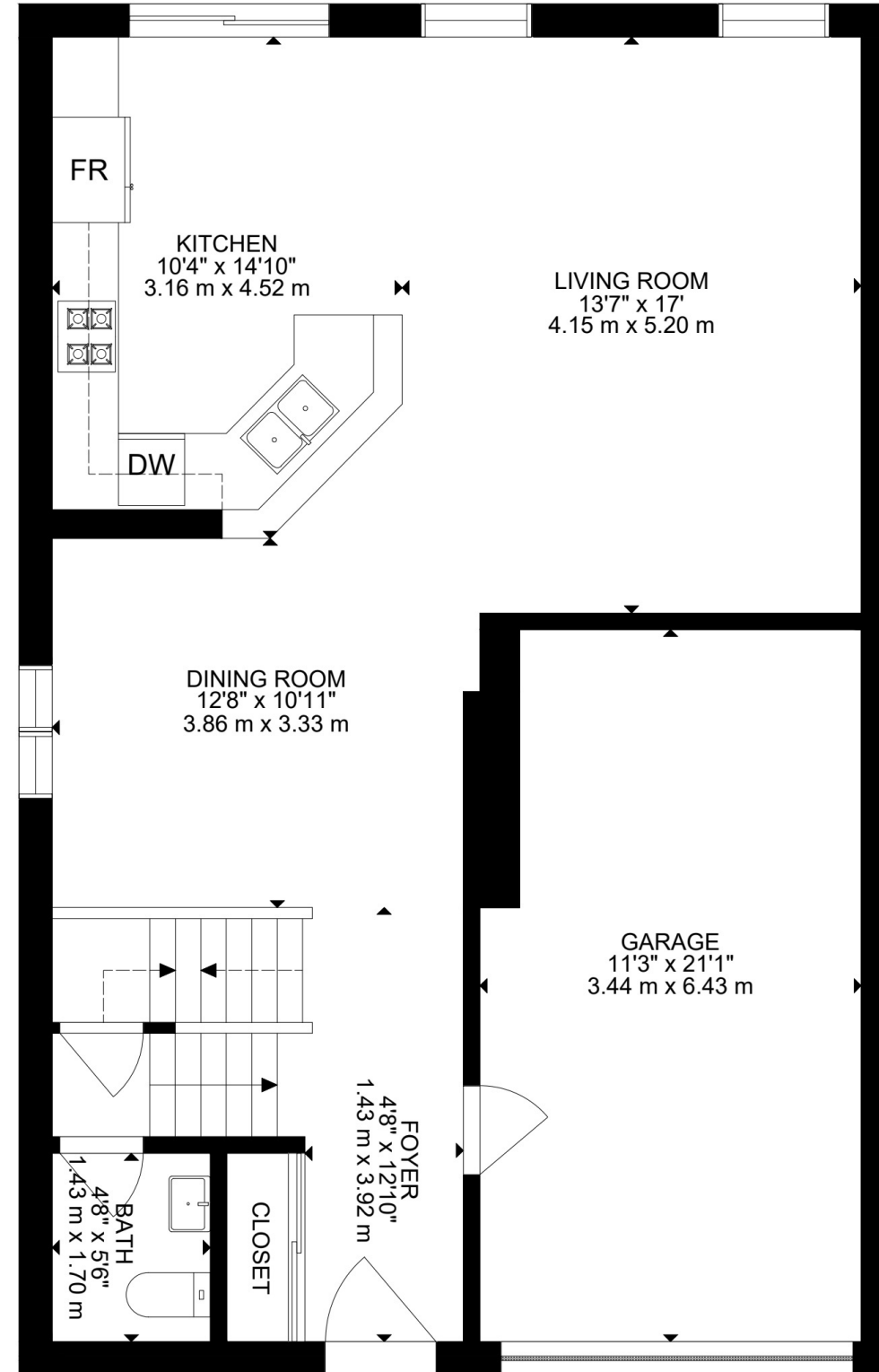


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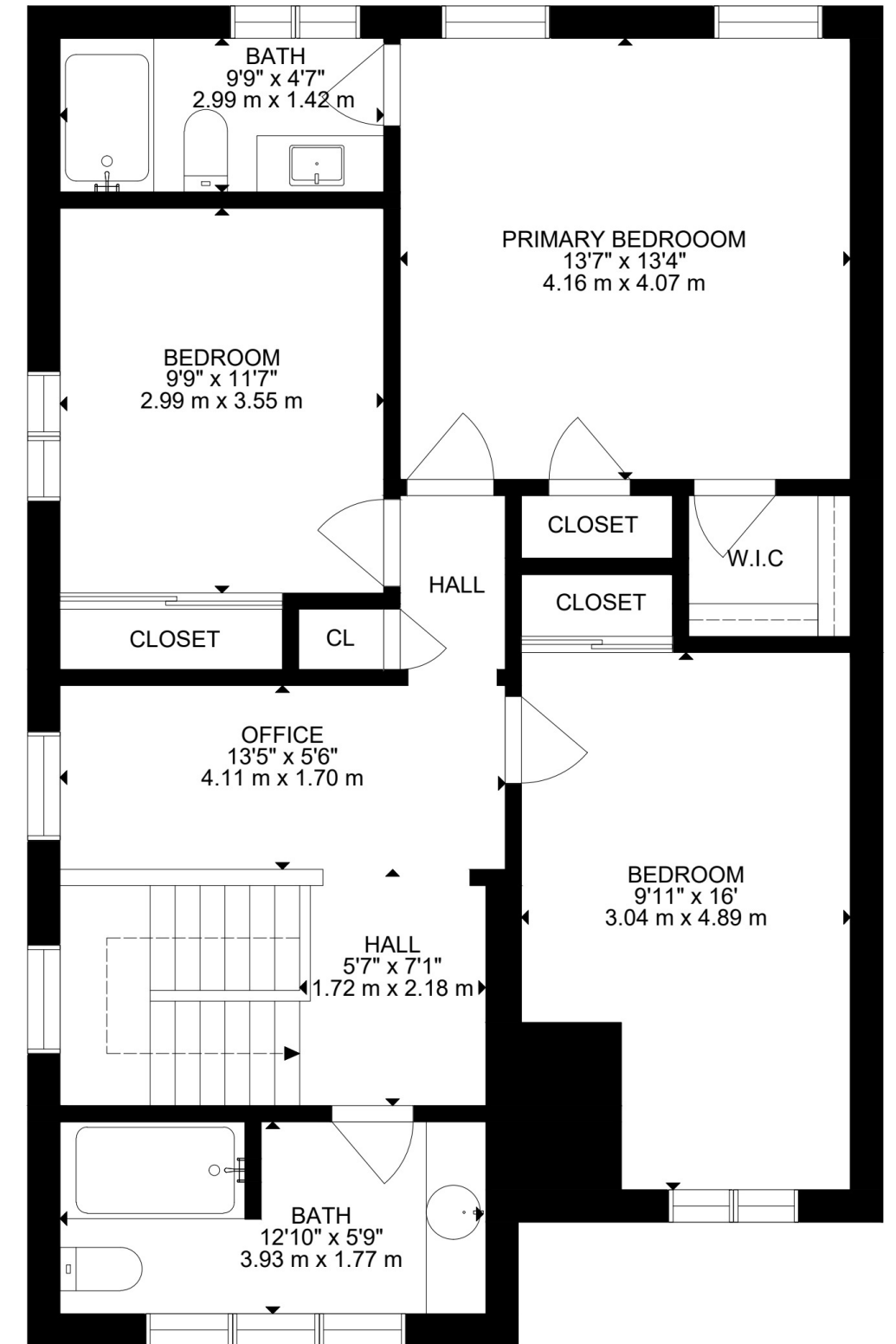
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LOWER FLOOR



MAIN FLOOR



UPPER FLOOR

# HOUSE FEATURES

## EXTERIOR

### FRONT EXTERIOR

- Brick and siding exterior
- Concrete front porch with railing
- Extended paved driveway with interlocking accents
- No sidewalk offering additional parking space
- Decorative front entry door with glass insert

### BACKYARD

- Fully fenced yard
- Interlock patio area
- Garden bed
- Sliding glass walkout from kitchen

## INTERIOR

### MAIN LEVEL

#### FRONT FOYER

- Ceramic tile flooring
- Flush mount light fixture
- Sliding mirrored front closet
- Direct garage access
- Open concept layout overlooking living and kitchen areas

#### POWDER ROOM

- 2-piece bathroom
- High ceiling
- Large front-facing window with blinds
- Tile flooring
- Vanity light fixture

#### LIVING ROOM

- Hardwood flooring
- Chandelier light fixture
- Two rear-facing windows with California shutters
- Open concept to kitchen and dining area

#### KITCHEN

- Laminate countertop
- Breakfast seating for approximately 3 stools
- Pendant lighting above breakfast/sink area
- Ceramic tile flooring
- Stainless steel double sink
- Flush mount ceiling light

- Sliding glass walkout to backyard with California shutters
- LG Stainless Steel Refrigerator (2022)
- Whirlpool Stainless Steel Gas Stove/Oven
- Whirlpool Built-In Microwave Range Hood
- KitchenAid Stainless Steel Dishwasher (2022)

### DINING AREA

- Hardwood flooring
- One large side facing window with California shutters
- Flush mount light fixture
- Open concept layout overlooking kitchen and living room

## UPPER LEVEL

### PRIMARY BEDROOM

- Broadloom flooring
- Two rear-facing windows with blinds
- Walk-in closet with organizers, flush bulb light, and attic access
- Additional secondary closet with organizer
- Flush mount light fixture

### 4 PIECE ENSUITE

#### BATHROOM

- Tub/shower combination with tile surround
- Ceramic tile flooring
- Vanity light fixture
- Rear-facing window with blinds

### 2ND BEDROOM

- Broadloom flooring
- Flush mount light fixture
- Double closet with sliding doors and organizers
- Window overlooking rear/side yard with blinds

### 3RD BEDROOM

- Broadloom flooring
- Single closet with sliding doors and organizers
- Flush mount light fixture
- Side-facing window with blinds

### DEN

- Broadloom flooring
- Flush mount light fixture
- Side-facing window with blinds
- Ideal for home office or reading nook

### 4 PIECE BATHROOM

- Tub/shower combination with tile surround
- Ceramic tile flooring
- Vanity and flush mount lighting
- Large front-facing window with blinds

## LOWER LEVEL

### UNFINISHED BASEMENT

- Concrete flooring
- Insulated with vapour barrier
- Laundry area with sink
- Maytag Top-Load Washer (2022)
- Maytag Dryer (2023)
- Crawl space/storage area
- Utility area
- Includes IKEA wardrobe

### ADDITIONAL FEATURES:

- Roof replaced in June 2024
- GAF Timberline HDZ shingles: Includes 10-year labour warranty
- Sump pump replaced in 2023
- Hot Water Tank, Bradford White, 2023: Rental through Reliance - Approx. \$38.63 Monthly
- Furnace: Bryant (serviced in 2022)
- Central Air Conditioner: American Standard
- HRV System: VanEE HRV 60H
- Electrical: 100 AMP Copper wiring
- All smoke alarms and carbon monoxide detectors replaced 2025

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	
<b>ENGLISH</b>			
JK- GR08	P.L. Robertson	JK - GR08	Lumen Christi CES
GR09 - GR12	Elsie MacGill	GR09 - GR12	St. Francis Xavier CSS
<b>FRENCH IMMERSION</b>			
GR02 - GR08	P.L. Robertson	GR01 - GR08	St. Benedict CES
GR09 - GR12	Craig Kielburger	GR09 - GR12	St. Kateri Tekakwitha CSS

School boundary information can be confirmed at:  
<https://www.hdsb.ca/schools/find-local-school/>

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**COLDWELL BANKER**

**ELEVATE REALTY,  
BROKERAGE**



[info@lisahartsink.com](mailto:info@lisahartsink.com) | 905.873.9944 | [LisaHartsink.com](http://LisaHartsink.com)