



THE HARTSINK TEAM



108 Flagg Avenue
Paris



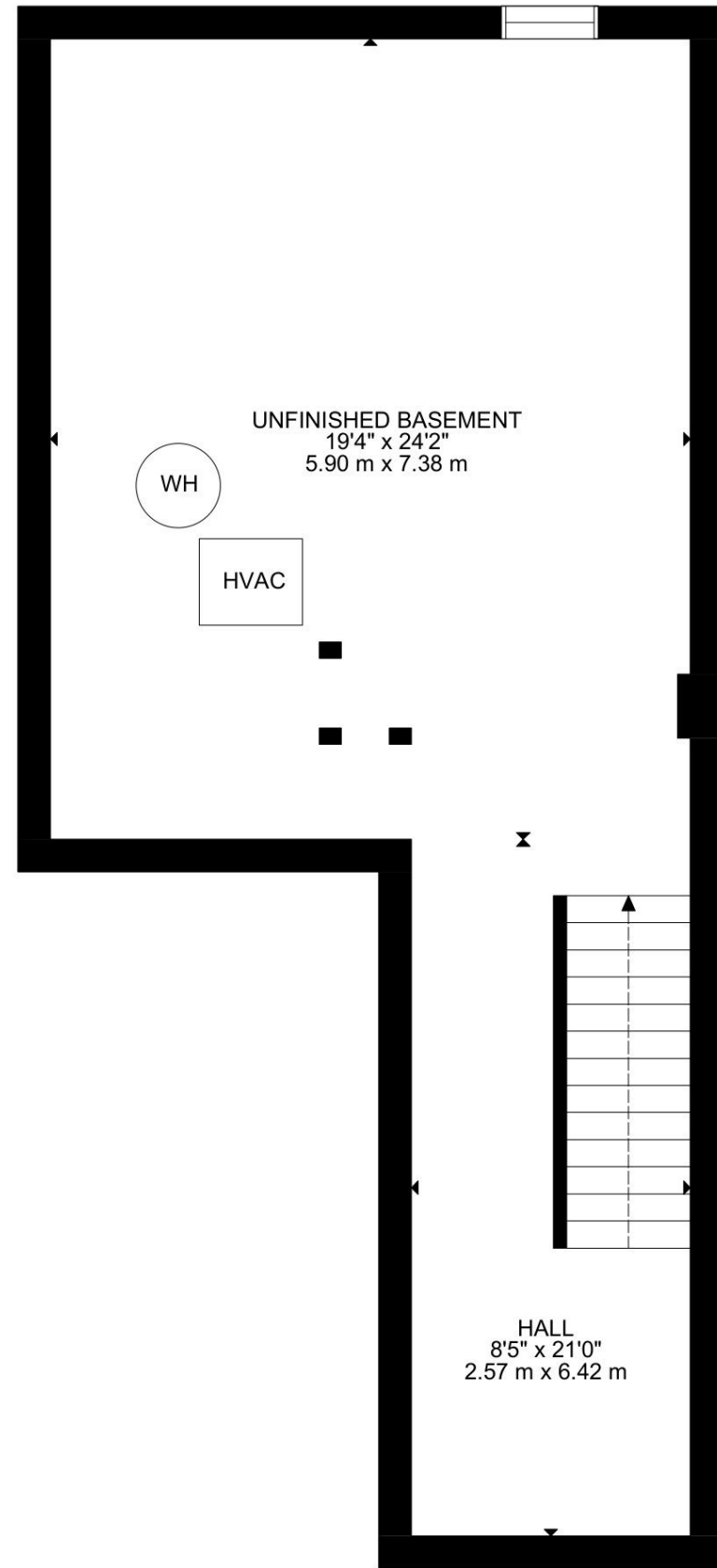
Guiding you home with confidence



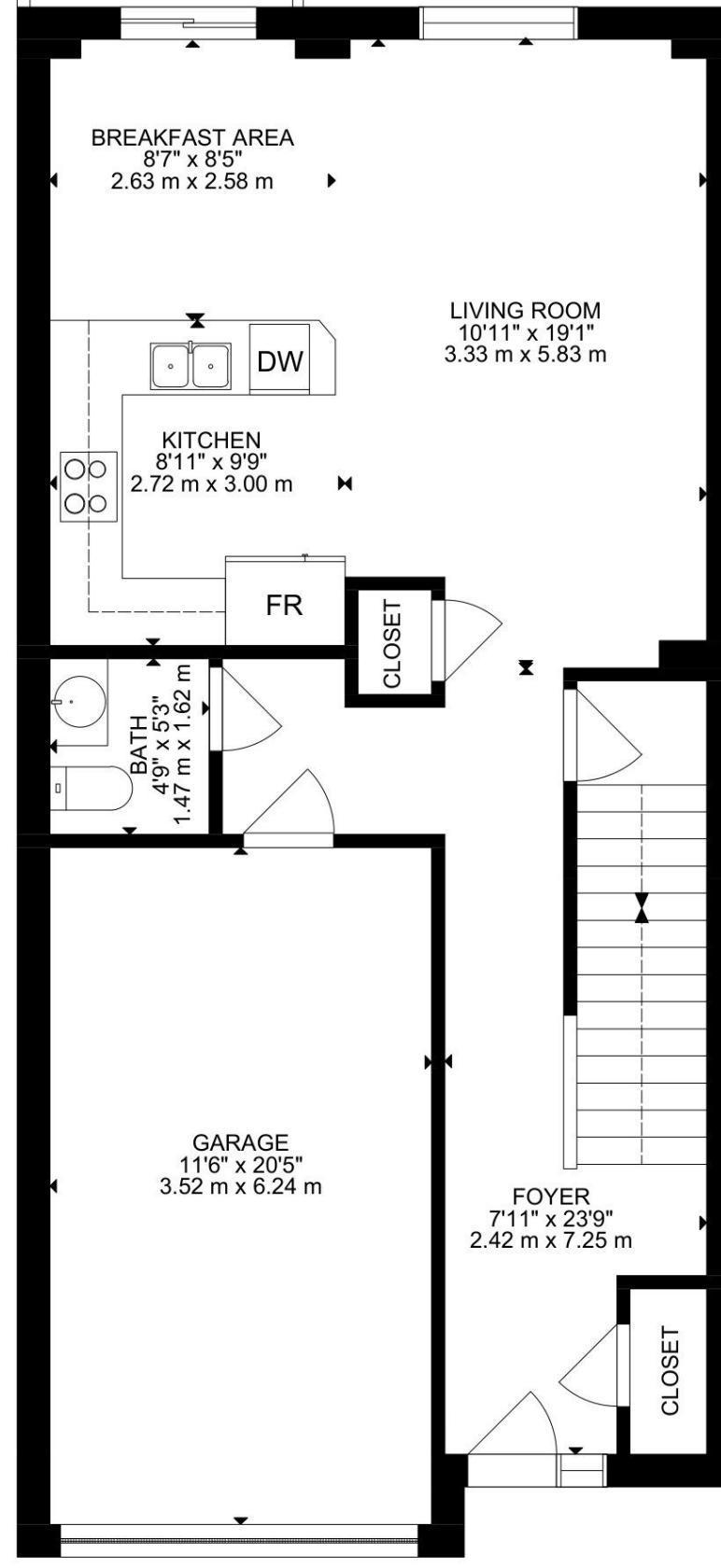




FLOOR PLANS

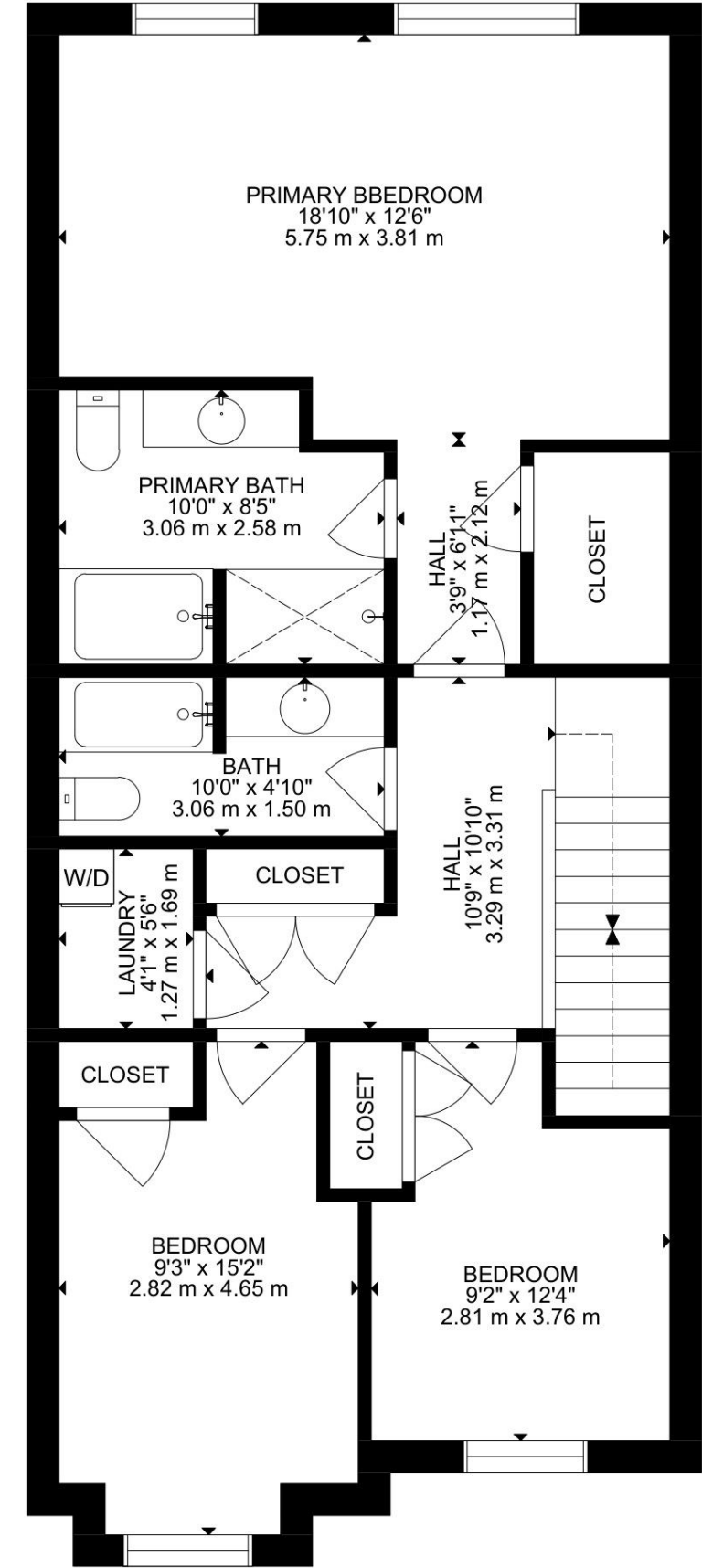


LOWER FLOOR



MAIN FLOOR

FLOOR PLANS



UPPER FLOOR

HOUSE FEATURES

EXTERIOR

FRONT YARD

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

GARAGE

- Extensive patterned concrete
- 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



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

UTILITIES / ADDITIONAL FEATURES:

- 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



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HOUSE FEATURES

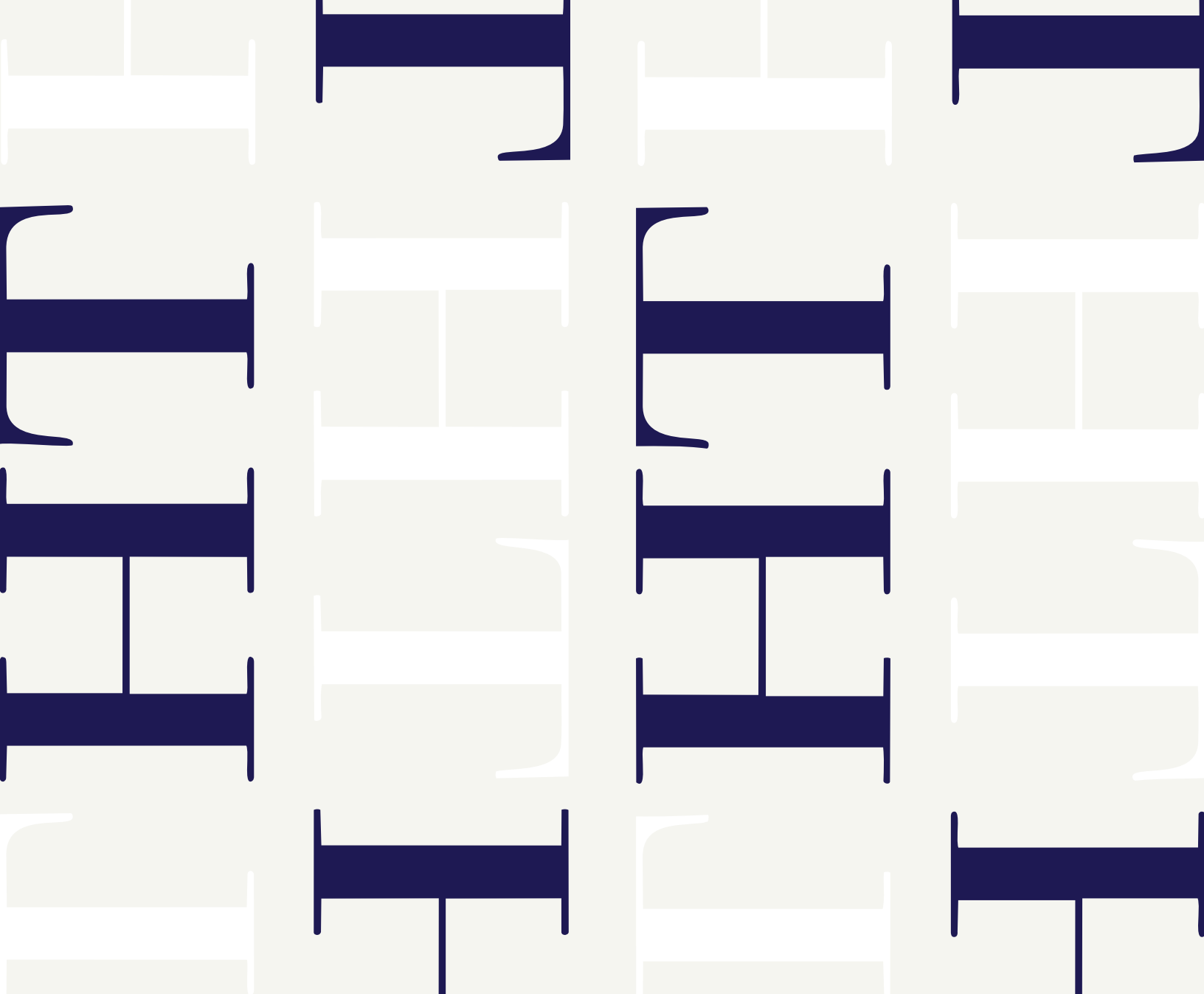


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SCHOOLS

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>



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