



THE HARTSINK TEAM



76 Windtree Way

Georgetown



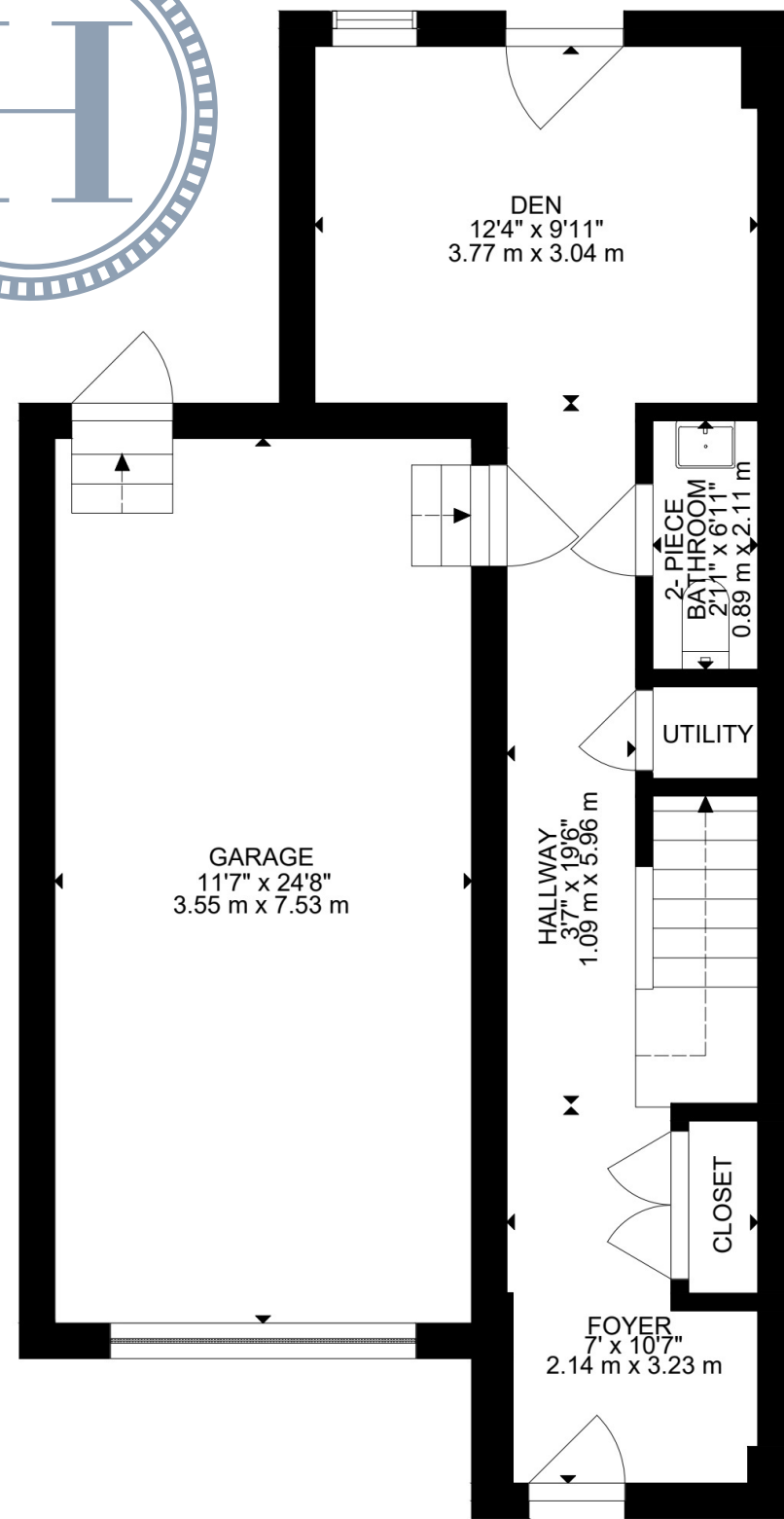
Guiding you home with confidence





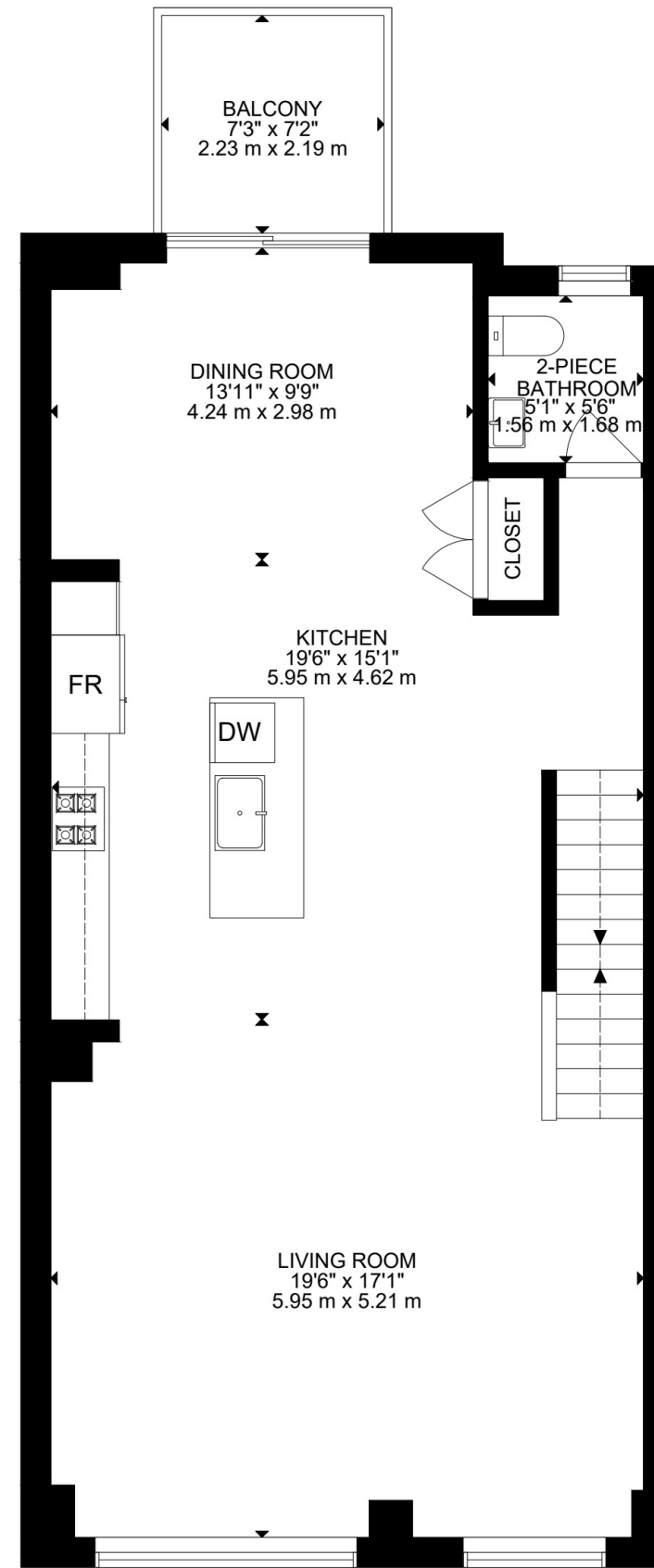


FLOOR PLANS

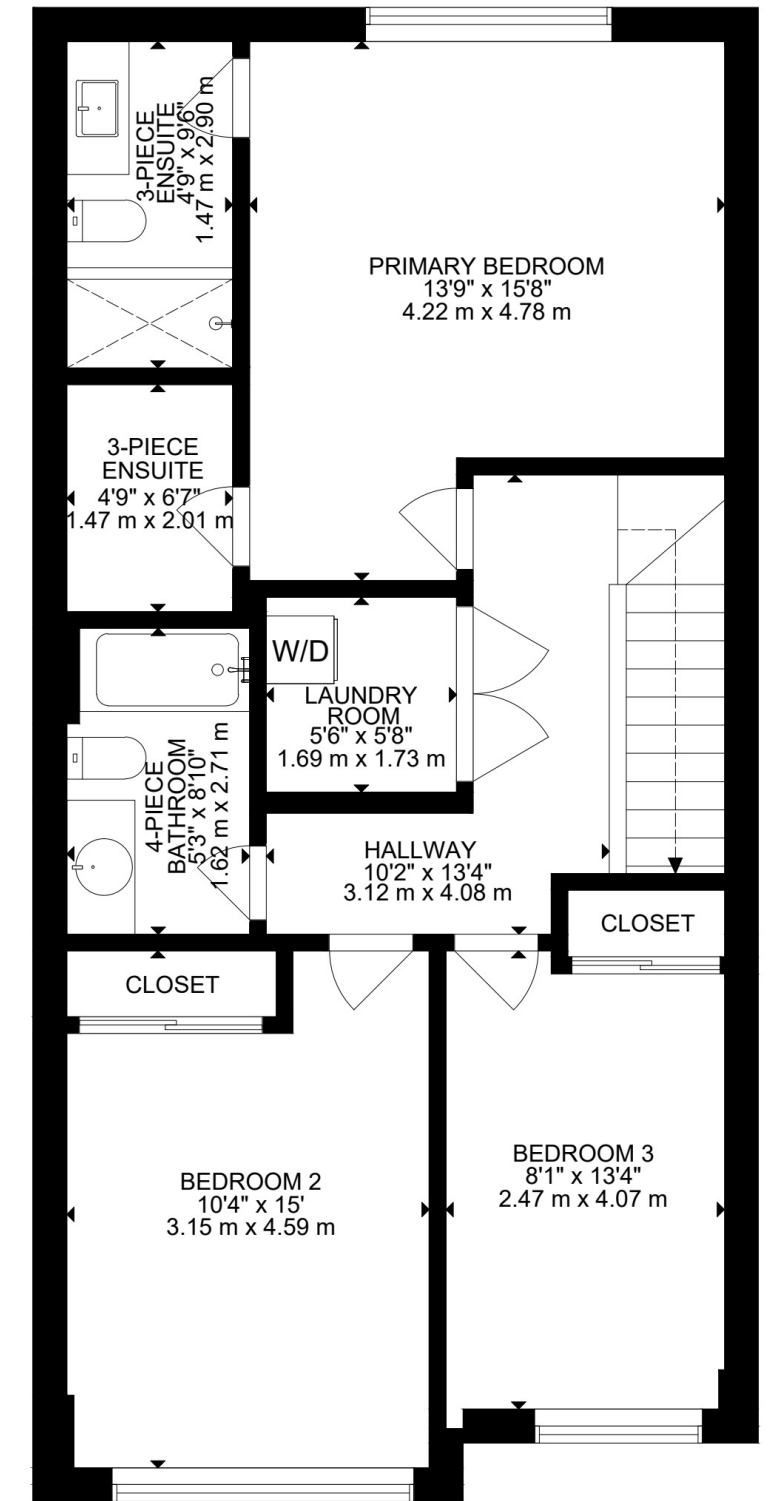


LOWER LEVEL

FLOOR PLANS



MAIN LEVEL



UPPER LEVEL

HOUSE FEATURES

EXTERIOR

FRONT YARD

- Asphalt driveway
- No sidewalk
- Covered concrete front porch
- Landscaped front gardens

GARAGE

- Single car garage
- LiftMaster garage door opener
- Interior access to utility room
- Industrial light fixture

BACK YARD

- Fully fenced
- New fencing
- New interlock patio
- Direct access from den
- Direct access from utility room

INTERIOR

LOWER LEVEL

FOYER

- Tile flooring
- Single front entry door with glass insert
- Built-in zebra blinds
- Flush mount light

HALLWAY

- Front closet with IKEA organizers & shoe storage
- Additional storage under staircase

2-PIECE BATHROOM

- Tile flooring
- Vanity
- Vanity light

DEN

- Broadloom flooring
- Walkout to backyard
- Glass doors & built-in zebra blinds
- Glass shatter alarm
- Rear-facing window & built-in zebra blinds
- Pot lights

UTILITY ROOM

- Interior access to garage
- Walkout to backyard

MAIN LEVEL

KITCHEN

- Tile flooring
- Quartz countertops
- Matching quartz backsplash
- Soft-close cupboards and drawers
- Large undermount sink
- Centre island with breakfast seating for approximately 5-6 people
- Open concept to living & dining rooms
- Two modern pendant lights above island
- Pot lights

APPLIANCES:

- Frigidaire Gallery stainless steel refrigerator with in-door water and ice dispenser
- Frigidaire stainless steel gas stove
- Broan stainless steel range hood
- Frigidaire stainless steel dishwasher

LIVING ROOM

- Hardwood flooring
- Two large front-facing windows
- Built-in zebra blinds
- Open concept to kitchen & dining room
- Two decorative wall sconces
- Pot lights & upgraded light dimmer switch

DINING ROOM

- Tile flooring
- Walkout to terrace overlooking backyard
- Double-door pantry with built-in shelving
- Open concept to kitchen and living room
- Modern chandelier
- Upgraded light dimmer switch

2-PIECE BATHROOM

- Tile flooring
- Large rear-facing window
- Built-in zebra blinds
- Vanity
- Vanity light

UPPER LEVEL

HALLWAY

- Broadloom flooring
- Central vacuum access
- Pot lights

PRIMARY BEDROOM

- Broadloom flooring
- Large rear-facing window
- Built-in zebra blinds
- Walk-in closet with IKEA organizers, drawers and hanging rods
- Flush mount light

3-PIECE PRIMARY ENSUITE

- Tile flooring
- Rear-facing window with built-in zebra blinds
- Quartz vanity
- Vanity light
- Toilet with bidet
- Glass walk-in shower with tile surround

BEDROOM 2

- Broadloom flooring
- Large front-facing window
- Built-in zebra blinds
- Sliding closet doors & closet organizer
- Flush mount light

BEDROOM 3

- Broadloom flooring
- Large front-facing window
- Built-in zebra blinds
- Large closet with hanging rods
- Flush mount light

4-PIECE BATHROOM

- Tile flooring
- Tub/shower combination with tile surround
- Vanity
- Vanity light

LAUNDRY ROOM

- Tile flooring
- Samsung front-load washer (white)
- Samsung front-load dryer (white)
- Flush mount light

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TEAM

HOUSE FEATURES

ADDITIONAL FEATURES

- Electrical Panel: 100 AMP, copper wiring
- Heating: Lennox high-efficiency gas furnace, Owned
- Cooling: Goodman central air conditioner, Owned
- VANEE air exchanger, Owned
- Rheem hot water tank, Reliance Rental \$48.86/month
- Reliance water softener, Reliance Rental \$35.02/month
- Humidifier: Reliance humidifier, Reliance Rental \$24.85/month
- Security System: Paradox alarm system, \$50/year with app



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

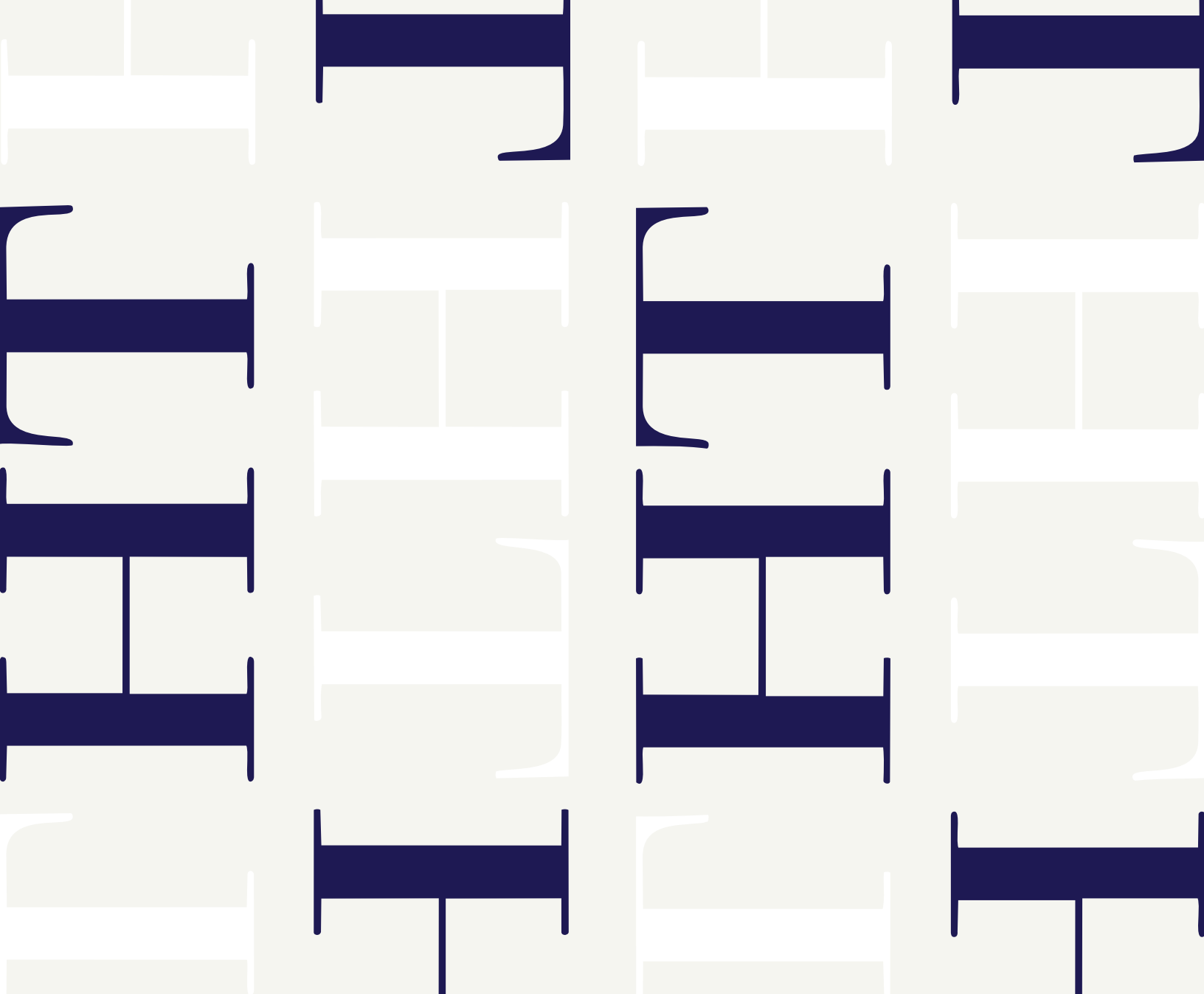


SCHOOLS

Halton District School Board		Halton Catholic District School Board	
ENGLISH			
JK - GR05	Park Public School	JK - GR08	Holy Cross CES
GR06 - GR08	Stewarttown High School	GR09 - GR12	Christ the King CSS
GR09-GR12	Georgetown District HS		
FRENCH IMMERSION			
GR02 - GR05	George Kennedy PS	GR01 - GR03	St. Catherine of Alexandria CES
GR06 - GR08	Centennial Public School	GR04 - GR08	St. Brigid CES
GR09 - GR12	Georgetown District HS	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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