



THE HARTSINK TEAM



957 Gzowski Street
Fergus



Guiding you home with confidence









HOUSE FEATURES

EXTERIOR

FRONT YARD

- Asphalt driveway
- Interlocking stone side pathway
- Stone and siding façade
- Covered front porch
- Landscaped front yard
- Brand new red front door with Decorative glass inserts, sidelight & transom window (2025)

GARAGE

- Concrete floor
- Newly insulated garage door
- LiftMaster garage door opener
- Built-in workstation with electrical
- Dedicated storage area

BACKYARD

- Walkout to stone patio & deck
- Deck rebuilt approximately 2 years ago
- Professionally landscaped
- Two pergolas
- Under-deck storage
- Hot tub (approx. 2 years old)
- Gas BBQ hookup

INTERIOR

MAIN LEVEL

FOYER

- Vinyl flooring throughout the main floor
- Bright entry
- Front closet
- Decorative sidelight & transom window
- California shutters
- Modern chandelier

HALLWAY

- Vinyl flooring
- Two ceiling lights
- Large storage closet with hidden storage wall

LIVING ROOM

- Open concept to dining and kitchen areas
- Vinyl flooring
- Two large side windows
- California shutters
- Two flush-mount light fixtures

DINING ROOM

- Open concept to kitchen and living areas

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

- Two large backyard windows
- California shutters
- Decorative chandelier
- French door walkout to deck kitchen

KITCHEN

- Open concept to dining and living areas
- Breakfast bar (seating for 2)
- Tile backsplash
- Laminate countertops
- Decorative glass cabinet insert
- Stainless steel double sink with window overlooking the backyard
- Pot light and flush mount lighting
- Under-cabinet lighting

Appliances:

- Samsung stainless steel stove
- Maytag stainless steel refrigerator
- Bosch stainless steel dishwasher
- RCA microwave
- NuTone Whispaire stainless steel range hood

4-PIECE BATHROOM

- Tile flooring
- Soaker tub
- Stand up shower with glass door and tile-surround
- Double shower heads
- Recessed lighting
- Large linen/toiletry closet with organizers
- Side window with California shutters

UPPER LEVEL

PRIMARY BEDROOM

- Vinyl flooring
- Freestanding closet
- Modern chandelier
- Two large side windows with California shutters
- Modern sliding-door closet with direct ensuite access

PRIMARY ENSUITE

- Tile flooring
- Vanity light
- Built-in shelving
- Stackable white washer & dryer

BEDROOM 2

- Vinyl flooring
- Modern chandelier
- Large front window with transom and California shutters
- Sliding closet doors
- Built-in closet organizers
- Attic hatch access

LOWER LEVEL

RECREATION AREA

- Vinyl flooring
- 9-foot ceilings
- Pot lights
- Open to lower kitchen
- Gas fireplace with wood mantel
- Built-in surround sound
- Storage closet
- Separate side entrance

STORAGE ROOM

- Vinyl flooring
- Flush mount light
- Organizers

2ND KITCHEN

- Full kitchen
- White cabinetry with decorative glass inserts
- Soft-close cabinets
- Black double sink with window above overlooking the backyard
- California shutters

Appliances:

- LG stainless steel refrigerator
- Kenmore black dishwasher
- NuTone black range/stove

LAUNDRY/UTILITY ROOM

- Utility sink
- Built-in shelving
- Arctic King deep freezer - white
- Large front window with California shutters

BEDROOM 3

- Vinyl flooring
- Flush mount lighting
- Closet
- Large side-yard window

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HOUSE FEATURES

BEDROOM 4

- Vinyl flooring
- Flush mount lighting
- Large side-yard window
- Freestanding white closet

4-PIECE BATHROOM

- Tub/shower combination
- Tile/stone flooring
- Pot lights
- Vanity light
- Brand new exhaust fan
- Linen/toiletry closet with organizers



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ADDITIONAL FEATURES:

- 200 AMP electrical service, copper wiring
- Digital thermostat
- Sump pump
- SmartAir furnace (2024, owned)
- Payne A/C (2024, owned)
- Reliance humidifier
- Reliance hot water tank (2019, rented)
- Reliance water softener (rented)
- Roof is original
- Windows approximately 5 years old



SCHOOLS

Upper Grand & Wellington District School Board		Dufferin Peel Catholic District School Board	
ENGLISH			
JK - GR06	Victoria Terrace Public School	JK - GR08	St. Joseph Catholic Elementary School
GR07 - GR08	John Black Public School	GR09 - GR12	St. James Catholic Secondary School
GR09 - GR12	Jacob Hespeler Secondary School		
FRENCH IMMERSION			
GR01 - GR05	Dorset Drive Public School	GR01 - GR08	Holy Trinity Catholic ES
GR06 - GR08	Balmoral Drive Sr.	GR09 - GR12	Bishop Macdonell Catholic SS
GR09 - GR12	Brampton Centennial SS		

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



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