



# THE HARTSINK TEAM



20 Ruddell Crescent  
*Georgetown*





Guiding you home with confidence





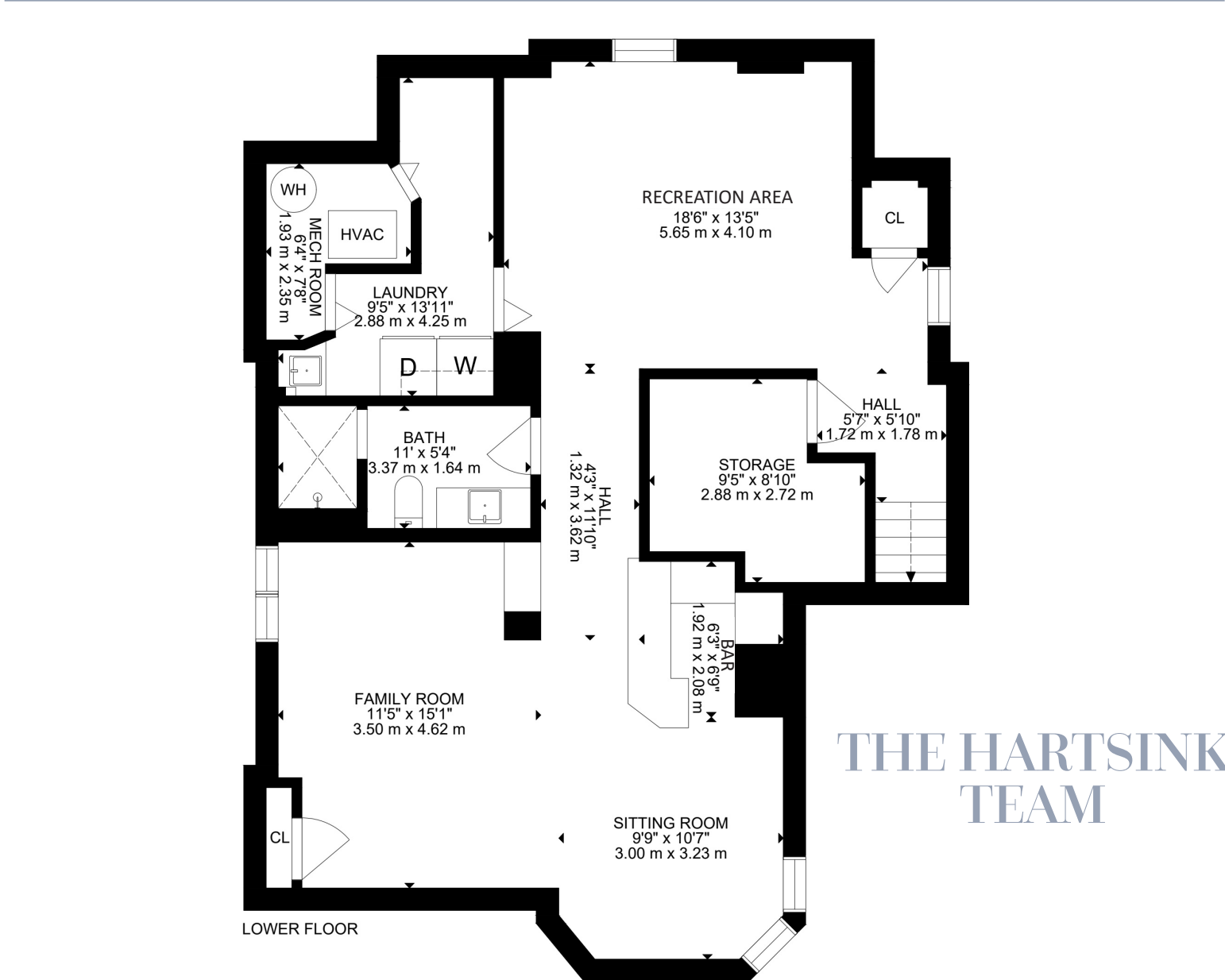








## FLOOR PLANS



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## FLOOR PLANS





# HOUSE FEATURES

## EXTERIOR

### GARAGE

- Double-car garage
- Two Craftsman garage door openers
- Front-facing window
- Garage doors ~ 2021/22

### BACKYARD

- Wooden deck
- Natural gas line for BBQ
- Patterned concrete surrounding the pool and outdoor living space
- Stone walkway
- Mature landscaping
- Under-deck storage
- Inground chlorine pool, installed in 2005
- Pool shed/Bar area with beverage fridge

## INTERIOR

## MAIN LEVEL

### FOYER

- Newer front entry door with sidelights and transom window
- Tile flooring
- Modern chandelier
- Large window overlooking the front/side yard
- California shuttersOpen to the kitchen and living/dining area

### KITCHEN

- Tile flooring
- Open-concept layout overlooking the living and dining areas
- Pot lights
- Granite countertops
- Stone tile backsplash
- Sweepovac
- Cabinet crown moulding
- Soft-close drawers
- Pantry with pull-out/roll-out storage
- Additional pantry/storage closet near the foyer
- Stainless steel appliances
- Double stainless steel sink
- Under cabinet lighting
- Sliding glass walkout to the backyard deck and fenced in pool
- Built-in zebra blinds on sliding door

### APPLIANCES

- Jenn-Air stainless steel refrigerator
- Jenn-Air built-in electric cooktop
- Jenn-Air built-in oven and microwave
- KitchenAid stainless steel dishwasher
- Broan/Allure stainless steel range hood

### LIVING/DINING ROOM

- Open-concept layout
- Hardwood flooring
- Open to the kitchen and foyer
- Two front-facing windows with California shutters
- Spotlight track lighting above the dining area

### PRIMARY BEDROOM

- Hardwood flooring
- Walk-in closet {Attic hatch access}
- Large rear-facing window with California shutters
- Switch-controlled lighting
- Semi-ensuite access to main bathroom

### BEDROOM 2

- Hardwood flooring
- Single-door closet
- Spotlight track lighting
- Window overlooking the side yard with California shutters

### BEDROOM 3

- Hardwood flooring
- Double-door closet
- Spotlight track lighting
- Window overlooking the side yard with California shutters

### 4-PIECE FAMILY BATHROOM

- Tile flooring
- Semi-ensuite to the primary bedroom
- Tub/shower combination with tile surround
- Built-in vanity
- Vanity lighting
- Window overlooking the side/backyard with California shutters

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## INTERIOR

## LOWER LEVEL

### RECREATION/FAMILY AREA

- Broadloom flooring
- Fully finished basement
- Gas fireplace with stone accent wall
- Pot lights and dimmable lighting
- Open to the bar area
- Windows overlooking the backyard and front/side yard with Zebra blinds

### BAR AREA

- Parquet flooring
- Seating for up to four
- Wooden bar
- Pot lights
- Beverage fridge

### LAUNDRY ROOM

- Vinyl flooring
- Whirlpool front-load washing machine, grey
- Whirlpool front-load dryer, grey
- Built-in cabinetry
- Utility sink
- Flush-mount lighting

### 3-PIECE BATHROOM

- Full tile walls and flooring
- Stand-up shower
- Single-sink vanity
- Vanity lighting

### STORAGE ROOM

- Vinyl flooring
- Built-in shelving
- Crawl space located beneath the stairs
- Deep freezer, Danby Premier, white
- Culligan water softener, owned
- Freestanding refrigerator



# HOUSE FEATURES

### ADDITIONAL FEATURES/ UTILITIES:

- Furnace, Payne, 2017
- Air Conditioner, Lennox, 1994
- Gas Water Heater, Bradford White, 2023 - Rented Reliance
- 100-amp electrical panel
- Heat Recovery Ventilator (HRV), VanEE
- Water Softener, Culligan, owned
- Pool Heater, Raypak, "as-is"
- Pool Filter, Hayward Sand Filter, "as-is"
- Ring camera
- Front entry and garage doors replaced ~ 2021/22

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## SCHOOLS

| Halton District School Board |                                      | Halton Catholic District School Board |                                 |
|------------------------------|--------------------------------------|---------------------------------------|---------------------------------|
| ENGLISH                      |                                      |                                       |                                 |
| JK - GR05                    | Joseph Gibbons Public School         | JK - GR08                             | Holy Cross CES                  |
| GR06 - GR08                  | Stewarttown Public School            | GR09 - GR12                           | Christ the King CSS             |
| GR09 - GR12                  | Georgetown District Secondary School |                                       |                                 |
| FRENCH IMMERSION             |                                      |                                       |                                 |
| GR02 - GR05                  | George Kennedy Public School         | GR01 - GR05                           | St. Catherine of Alexandria CES |
| GR06 - GR08                  | Centennial Middle School             | GR06 - GR08                           | St. Brigid CES                  |
| GR09 - GR12                  | Georgetown District Secondary School | GR09 - GR12                           | Christ the King CSS             |

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

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