Prepared By: JUSTIN JEFFERY Royal Lepage Real Estate Associates, BROKERAGE

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		and the second se	SPIS: N Detached Link: N 1 1/2 Storey Lot: 66 x 158.4 Fee Dir/Cross St: Durha	town Halton Taxes: \$5,059/2024 Front C Acre: < et Irreg: m St/Union St	n: E Rms: 6 .50 Bedroo Washr	
		N#: 250410065				
		Saturday, July 12	2 2025	1:00 PM - 3:00 PM		
nens:	1		Exterior:	Brick	Zoning:	LDR1-2(MN)
Rm:	Ν		Drive:	Pvt Double	Cable TV:	A
ement:	Full / Sep E	ntrance	Gar/Gar Spcs:	Attached / 2	Hydro:	А
place/Stv:	Y '			4	Gas:	А
	Forced Air	′ Gas		6	Phone:	А
		640				Municipal
				None		manicipal
						Sewers
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				Ν		Onknown
				11		
		2024		rk Dublic Transit School		
	\$304,0007	2024	rilepiace/stove, ra	rk, Public Halisit, School		Cardon Chad
						Garden Shed Unknown
					Survey Type:	UTIKHUWH
	Lower					
	LOWEI					
	Level	Length (ft)	Width (ft)	Description		
Foyer	Main	8.76	x 5.58	Double Closet	Hardwood Floor	
Living	Main	13.85	x 12.01	Broadloom	Gas Fireplace	Large Window
Dining	Main	8.76	x 10.66	Hardwood Floor	Open Concept	W/Ŏ To Yard
0	Main	12.66	x 10.66	B/I Appliances	Hardwood Floor	Quartz Counter
Kitchen		12.05	x 13.42	Large Window	Recessed Lights	-
3rd Br	Main	13.85				
	Main Main					W/O To Porch
3rd Br Great Rm	Main	13.75	x 19.16	Large Window	Recessed Lights	W/O To Porch Large Window
3rd Br						W/O To Porch Large Window Large Window
si he fit : t e i i a e	#: W12031048 session Remand lic Open Hous hens: hens: hens: hement: place/Stv: t: tral Vac: Age: r Built: built Source: Sqft: essment: L: L Mo Fee: vator/Lift: ndry Lev: s Hdcap-Eqp: Room Foyer	session Remarks: Flexible lic Open House: hens: 1 n Rm: N ement: Full / Sep Er place/Stv: Y t: Forced Air / c Central Air tral Vac: N Age: 51-99 r Built: 1945 suilt Source: MPAC Sqft: 1100-1500 essment: \$564,000 / c. t. t Mo Fee: vator/Lift: ndry Lev: Lower s Hdcap-Eqp: Foyer Main	First Status PIN#: 250410065   Session Remarks: Flexible Saturday, July 12   Ic Open House: Saturday, July 12   hens: 1   n Rm: N   ement: Full / Sep Entrance   place/Stv: Y   t: Forced Air / Gas   central Air Age:   tral Vac: N   Age: 51-99   r Built: 1945   suilt Source: MPAC   Sqft: 1100-1500   essment: \$564,000 / 2024   L: Lower   stdcap-Eqp: Length (ft)   Room Level Length (ft)   Foyer Main 8.76	Halton Hills George SPIS: NDetached Link: N 1 1/2 StoreyLot: 66 x 158.4 Fee Dir/Cross St: Durhan#: W12031048PIN#: 250410065session Remarks: Flexible lic Open House:Saturday, July 12 2025hens:1n Rm:Nement:Full / Sep Entrance Place/Stv:place/Stv:Yt:Forced Air / Gas Central Airtral Vac:NAge:51-99r Built:1945uitt Source:MPAC Soft:Sqft:1100-1500essment:\$564,000 / 2024L:Lower stdcap-Eqp:Mon Fee: st Hdcap-Eqp:Length (ft) Width (ft)KoomLevel MainWidth (ft) x 5.58	Halton Hills Georgetown Halton SPIS: NTaxes: \$5,059/2024DetachedFront O Link: NDetachedFront O Link: N1/2 StoreyLot: 66 x 158.4 Feet Irreg: Dir/Cross St: Durham St/Union St Directions: Durham St/Union St#: W12031048PIN#: 250410065session Remarks: FlexibleLot: 66 x 158.4 Feet Irreg: Dir/Cross St: Durham St/Union StIc Open House:Saturday, July 12 20251:00 PM - 3:00 PMhens:11:07 Pm - St0 Rm:N0 Rage:51-991 Tat Vac:N0 Age:51-991 Tat Vac:N0 Age:51-991 Tuilt Source:MPAC0 Sqft:1100-15000 spsment:\$564,000 / 20241:Kince Prop Feat:1:Frieplace/Stove, Park, Public Transit, School1:More Fee:1:Main8.761:Mith (ft)1:Double Closet	Halton Hills Georgetown Halton SPIS: N   Taxes: \$5,059/2024   Halton Hills Georgetown Halton SPIS: N Taxes: \$5,059/2024   Detached Front On: E Bedroo Washr 1/2 Storey Rms: 6 Bedroo Washr 1/2 Storey   Lot: 66 x 158.4 Feet Irreg: Dir/Cross St: Durham St/Union St Directions: Durham St/Union St Toto PM - 3:00 PM   hens: 1 I COpen House: Saturday, July 12 2025 1:00 PM - 3:00 PM   hens: 1 I COpen House: Saturday, July 12 2025 Coning: Cable TV: Hydro: Gar/Gar Spcs: Attached / 2 Drive Park Spcs: 6 UFFI: Zoning: Cable TV: Hydro: Gas: Phone:   Is: Central Air Drive: Pvt Double Gar/Gar Spcs: Attached / 2 Drive Park Spcs: 6 UFFI: Gas: Phone: Water: Water:   Yater Fibulit: 1945 UFFI: Water: Water: Water: Seewer: Spec Desig: Farm/Agr: Waterfront: Spec Desig: Farm/Agr: Waterfront: Farm/Agr: Waterfront: Spec Desig: Farm/Agr: Waterfront:   Sqft: 1100-1500 Fireplace/Stove, Park, Public Transit, School Fartifront: Survey Type:   Sqft: 1100-1500 Fireplace/Stove, Park, Public Transit, School Phot Struct: Survey Type:   Room Level Length (ft)

**Client Remks:** Nestled in a charming area of Georgetown, close to downtown, this detached, story-and-a-half home will not disappoint! Step into timeless elegance, offering the perfect blend of character and modern touches. The home boasts a welcoming front exterior, including a patio overlooking the garden, perfect for morning coffee, while the interior features many updates and large windows that flood the space with natural light. The renovated kitchen offers modern appliances, quartz countertops, a gas cooktop and a built-in microwave. Walk out the patio doors off the dining room to a three-tiered deck, leading to the large, private backyard with mature trees and gardens. Upstairs, you will find two large bedrooms and an updated four-piece bath. The stunning addition off the back, behind the two-car garage, offers an open-concept living area/bedroom with vaulted ceilings, large picture windows and two other walk-outs to the backyard. The basement has a separate entrance and a three-piece bathroom. Located in a highly desirable neighbourhood, walking distance to schools and parks, the GO Station, and to Downtown Georgetown, with local shops and restaurants at your fingertips! This property is the epitome of style and convenience. Don't miss out on this opportunity to live in a distinctive part of town, surrounded by historic and multi-million dollar, custom-built homes.

Extras:

Listing Contracted With: Royal Lepage Real Estate Associates Ph: 905-812-8123