



18 George St
Halton Hills Ontario L7G 2K4
Halton Hills Georgetown Halton
SPIS: N **Taxes:** \$5,453/2024 **DOM:** 0

List: \$1,699,990 For: Sale

Detached
Link: N
2-Storey

Front On: S
Acre: < .50

Rms: 12
Bedrooms: 4
Washrooms: 4
1x2xMain, 1x3xMain, 1x3x2nd,
1x4x2nd

Lot: 66 x 148.5 Feet **Irreg:**
Dir/Cross St: Churchill Cres / George St

MLS#: W12158663 **PIN#:** 250340059

Possession Remarks: Flexible

Kitchens: 2 Fam Rm: Y Basement: Part Bsmt / Unfinished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: 100+ Apx Sqft: 2500-3000 Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Upper Phys Hdcap-Eqp:	Exterior: Board/Batten / Vinyl Siding Drive: Gar/Gar Spcs: Built-In / 2 Drive Park Spcs: 6 Tot Prk Spcs: 8 UFFI: Pool: None Energy Cert: N Cert Level: GreenPIS: N Prop Feat: Arts Centre, Family Room, Fenced Yard, Hospital, Library, Park, School	Zoning: LDR1-2(MN) Cable TV: A Hydro: A Gas: A Phone: A Water: Municipal Water Supply: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: Oth Struct: Garden Shed, Fence - Full
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	11.15	x 13.68	Granite Counter Large Window Stainless Steel Appl
2	Living	Main	14.34	x 11.91	Combined W/Dining Vinyl Floor
3	Dining	Main	14.34	x 11.91	Combined W/Living Vinyl Floor
4	Prim Bdrm	2nd	11.52	x 20.08	Closet Vinyl Floor Window
5	2nd Br	2nd	11.58	x 11.42	Closet Vinyl Floor Window
6	3rd Br	2nd	9.42	x 11.75	Closet Vinyl Floor Window
7	Foyer	Main	0	0	2 Pc Bath B/I Shelves Heated Floor
8	Family	Main	12.5	x 21.59	Access To Garage Heated Floor Large Window
9	Loft	2nd	30.09	x 18.67	3 Pc Bath Broadloom Wet Bar
10	Living	Main	15.68	x 7.58	Large Window Open Concept Vinyl Floor
11	4th Br	Main	11.52	x 7.58	Large Window Recessed Lights Vinyl Floor
12	Kitchen	Main	9.51	x 6.99	Breakfast Bar Quartz Counter Stainless Steel Appl
13	Utility	Bsmt	0	0	Unfinished

Client Remks: One-of-a-Kind Multigenerational Home in Georgetown's Coveted Park District Designed with flexibility in mind, this unique property features three separate living spaces, ideal for multigenerational families, income seekers, or savvy investors. Live in one and rent the others to offset your mortgage, or take full advantage of its income potential, this home adapts to your needs. [The Main Residence] A warm and inviting 3-bedroom home that blends character with comfort. Enjoy an updated kitchen, luxury vinyl plank flooring (with original hardwood beneath), a renovated 4-piece bath, and an upstairs laundry. Bright, spacious rooms offer a cozy layout for families or downsizers wanting space for guests. [The Industrial Loft Suite] Above and behind the extended-height double garage, this stunning loft impresses with soaring ceilings, heated concrete floors, upper-level Berber carpet, metal railings, a kitchenette, 3-piece bath, and private access. Perfect for teens, guests, a studio, or a stylish short-term rental. [The Garden Suite] A charming main-floor apartment with retro flair, modern updates, its own entrance, 3-piece bath, laundry, and full kitchen ideal for in-laws, caregivers, or income potential. [The Central Foyer] A shared hub connecting all three zones with heated tile floors, 2-piece bath, additional laundry, and walkout to the yard an ideal transition space. [The Property] Set on a 65 x 150 ft lot surrounded by mature trees and beautiful landscaping in the prestigious Park District. Just a 5-min walk to shops, restaurants, parks, and the GO Train. With parking for 6, curb appeal, and a lifestyle-first design, this is a rare opportunity to live, earn, and grow in Georgetown's most desirable neighbourhood.**Extras:****Listing Contracted With:** KELLER WILLIAMS REAL ESTATE ASSOCIATES **Ph:** 905-812-8123