## Prepared by: JUSTIN JEFFERY, Salesperson KELLER WILLIAMS REAL ESTATE ASSOCIATES, BROKERAGE

521 Main Street, Georgetown, ON L7G3T1

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DOM: 0

List: \$1,200,000 For: Sale

39 Erin Heights Dr Erin Ontario N0B 1T0 Erin Erin Wellington

Detached

Backsplit 4

Link: N

SPIS: N Taxes: \$5,948.69 / 2024

> Front On: N Rms: 9 + 1 Bedrooms: 4 Acre: < .50 Washrooms: 2

905-812-8123

1x4xUpper, 1x3xLower

Residential

Municipal

Α

Α Υ

Α

Lot: 105 x 213.41 Feet Irreg:

Dir/Cross St: Delerin Cres / Erin Heights Dr

Contract Date: 4/02/2024 PIN#: 711520025 MLS#: X8189436

Possession Remarks: Flexible

Kitchens: Fam Rm: Υ

**Basement:** Full / Part Fin

Fireplace/Stv:

Forced Air / Gas Heat:

Central Air A/C:

**Central Vac:** 

31-50 Apx Age: 1100-1500 Apx Sqft:

499000 / 2024 Assessment:

POTL:

POTL Mo Fee:

Elevator/Lift: Ν Laundry Lev: Lower Phys Hdcap-Eqp:

Exterior: Brick Drive: Pvt Double Gar/Gar Spcs: Attached / 2.0 **Drive Park Spcs:** 7.0

**Energy Cert:** Cert Level:

Prop Feat: Ravine, School

GreenPIS:

Tot Prk Spcs: UFFI: Pool: None

> N Grnbelt/Conserv, Park,

Hydro: Gas: Phone: Water: Water Supply: Sewer:

Zoning:

Cable TV:

Septic Unknown Spec Desig: Farm/Agr:

Waterfront: Retirement:

Oth Struct: Garden Shed

| om I                                |                                      |   |  |  |  |  |
|-------------------------------------|--------------------------------------|---|--|--|--|--|
| <del>• · · · ·</del>                | <u>Level</u>                         | Length (ft)   | Width (ft <u>)</u>   | <u>Description</u>   |  |  |
| tchen                               | Main                                 | 9.74  | x 19.42  | Bay Window   | Eat-In Kitchen   | Large Window   |
| ving                                | Main                                 | 14.40   | x 13.25  | Hardwood Floor   | Large Window   | Pot Lights   |
| ning                                | Main                                 | 12.23   | x 10.76  | Combined W/Living  | Hardwood Floor   | Pot Lights   |
| im Bdrm                             | Upper                                | 13.58   | x 10.66  | Hardwood Floor   | Large Window   |  |
| nd Br                               | Upper                                | 12.99   | x 10.76  | Hardwood Floor   | Large Closet   | Large Window   |
| d Br                                | Upper                                | 9.32  | x 10.40  | Hardwood Floor   | Large Closet   | Large Window   |
| amily                               | Lower                                | 10.40   | x 25.49  | Broadloom  | Fireplace  | W/O To Deck  |
| h Br                                | Lower                                | 8.76  | x 10.07  | Broadloom  | Large Window   |  |
| ЭС                                  | Bsmt                                 | 25.75   | x 14.07  | Broadloom  |  |  |
| undry                               | Bsmt                                 | 13.25   | x 18.76  |  |  |  |
| to<br>vi<br>n<br>ii<br>d<br>ar<br>h | chen ing ing m Bdrm d Br Br milly Br | chen Main ing Main ing Main ing Main m Bdrm Upper d Br Upper mily Lower Br Lower c Bsmt | Chen       Main       9.74         ing       Main       14.40         ing       Main       12.23         m Bdrm       Upper       13.58         d Br       Upper       12.99         Br       Upper       9.32         mily       Lower       10.40         Br       Lower       8.76         c       Bsmt       25.75 | Chen         Main         9.74         x 19.42           ing         Main         14.40         x 13.25           ing         Main         12.23         x 10.76           m Bdrm         Upper         13.58         x 10.66           d Br         Upper         12.99         x 10.76           Br         Upper         9.32         x 10.40           mily         Lower         10.40         x 25.49           Br         Lower         8.76         x 10.07           c         Bsmt         25.75         x 14.07 | Chen         Main         9.74         x 19.42         Bay Window           Ing         Main         14.40         x 13.25         Hardwood Floor           Ing         Main         12.23         x 10.76         Combined W/Living           Ing         Main         12.23         x 10.66         Hardwood Floor           Ing         Upper         13.58         x 10.66         Hardwood Floor           Ing         Upper         12.99         x 10.76         Hardwood Floor           Ing         Upper         9.32         x 10.40         Hardwood Floor           Ing         Lower         10.40         x 25.49         Broadloom           Ing         Lower         8.76         x 10.07         Broadloom           Ing         Bsmt         25.75         x 14.07         Broadloom | chen Main 9.74 x 19.42 Bay Window Eat-In Kitchen Ing Main 14.40 x 13.25 Hardwood Floor Large Window Ing Main 12.23 x 10.76 Combined W/Living Hardwood Floor Bdrm Upper 13.58 x 10.66 Hardwood Floor Large Window Ing Upper 12.99 x 10.76 Hardwood Floor Large Window Ing Br Upper 9.32 x 10.40 Hardwood Floor Large Closet Ingily Lower 10.40 x 25.49 Broadloom Fireplace Ing Lower Ingel St. 10.07 Broadloom Ingel Window Ingel St. 10.07 Broadloom Ingel St. 10.07 Broadlo |

Client Remks: Pride of ownership welcomes you when you step into this 4-level back split. The warmth of engineered hardwood flooring extends seamlessly throughout the main and upper levels. Pot lights and a large window illuminate the living and dining rooms with natural light. A Family-sized eat-in kitchen with plenty of counter space for cooking enthusiasts also has a large window overlooking the front porch. The upper level has three goodsized bedrooms with large windows and closets. All share a renovated bathroom. Descend to the above-grade 3rd level with a 3-piece bath, spacious office and family room. The family room has a fireplace and a desirable walk-out to the tiered deck overlooking the large private lot with mature trees. The deck offers a serene retreat for BBQs and outdoor enjoyment. A side entrance on this level allows for many possibilities for this space. The lower 4th level has a rec room and a large utility room with laundry and cold storage.

Extras: 2 separate Gas BBQ hookups

Listing Contracted With: KELLER WILLIAMS REAL ESTATE ASSOCIATES Ph: 905-812-8123