

69 SEED HOUSE LANE

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KORMENDYTROTT.COM





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3 BEDROOMS



3 BATHS



1,967 SQ.FT



2 PARKING SPACES





welcome home

Welcome to 69 Seed House Lane, a three-level freehold townhome in the heart of Georgetown that gives you genuine family square footage without the maintenance of a detached lot. Behind the brick-and-vinyl facade and covered front porch is a home that has been carefully kept with thoughtful upgrades – oak hardwood across the entire main floor, separate living and family rooms, and a walk-out lower level that opens onto a fully fenced backyard with no grass to cut.

With three bedrooms, two full baths and a main-floor powder room, convenient third-floor laundry, and an attached garage with inside entry, this is a layout that flexes – work, gather, host, or simply spread out. Add a two-minute walk to groceries, a three-minute drive to the Georgetown GO Station, and schools, parks and the Georgetown Market Place all within a few minutes, and everyday life here becomes remarkably simple.

**CONTACT THE KORMENDY TROTT TEAM
TODAY FOR MORE INFORMATION:**

1 (800) 617-0090
info@kormendytrott.com

“THE
KITCHEN
IS THE
HEART
OF THE
HOME”















OUTSIDE

- Brick and vinyl-sided exterior with aluminum soffit, fascia, eavestroughs and downspouts
- Covered concrete front porch with a black door flanked by two full-height frosted sidelights
- Attached single-car garage with drywalled and painted walls and built-in wall shelving
- Garage door with a four-lite window transom and a Craftsman® ½-HP automatic opener
- Asphalt driveway with parking for a second vehicle
- Fully fenced rear yard with wood privacy fencing on all three sides
- Interlocking-brick patio spanning the entire backyard – no grass to cut
- Two separate walk-outs to the backyard from the lower level, plus direct garage access
- Vinyl, double-glazed windows throughout
- Gable roof with asphalt shingles, aluminum flashing, and roof and soffit venting

MAIN LEVEL

- Oak strip hardwood flooring across the entire main floor, including the kitchen
- Living room, 10'5" x 13'3", with a large window, zebra-style roller blind and drapery
- Arched pass-through niche with a painted sill overlooking the oak staircase
- Dining room, 10'6" x 8'5", with a flush-mount ceiling fixture
- Separate family room, 10'4" x 12'8" – a true second living space
- Breakfast area, 7'1" x 8', open to the kitchen
- Two-piece powder room with an espresso vanity, integrated rectangular sink with an extended counter ledge, chrome two-handle faucet, full-width mirror and hardwood floor

what's

KITCHEN

- Open to the breakfast area and family room
- Maple cabinetry with brushed nickel hardware
- Open corner display shelving at the end of the upper run
- Fridge gable with an extended upper cabinet above
- Laminate counters with a rolled edge and matching backsplash lip
- Breakfast-bar peninsula with an oak edge detail, open to the living space
- Double-basin stainless steel sink with a single-lever gooseneck faucet and pull-down rinse head
- Vented, two-speed range hood with integrated task light
- LG® top-freezer refrigerator
- Frigidaire® electric range with self-clean oven and storage drawer | 2019
- GE® built-in dishwasher with hidden top controls, AutoSense, Boost Sanitize and delay start | 2021
- Flush-mount LED ceiling light

THIRD FLOOR

- Three bedrooms and two full bathrooms
- Carpeted staircase with turned oak spindles, oak handrail and newel post
- Stairwell window plus a two-storey open-to-below landing with a five-arm chandelier
- Broadloom throughout the hallway and all three bedrooms
- Hall linen and storage closet
- Desk niche
- Primary bedroom, with roller shades and drapery, and a flush LED ceiling fixture
 - Walk-in closet with a built-in organizer – double-hang rods, a shelf tower, shoe shelving and overhead storage
 - Four-piece ensuite, with a full-height ceramic tile surround, bathtub, dual showerheads, single-lever pressure-balance valve, white vanity with a brushed-nickel faucet and a full-width mirror
- Second bedroom, 8' × 12'6" with closet & window
- Third bedroom, 9' × 9', with closet and window
- Main four-piece bath, 5'4" × 7'8", with a ceramic tile floor, tiled tub and shower surround, maple vanity with laminate counter, brushed nickel faucet, full-width mirror and an extension shaving mirror
- Third-floor laundry closet with bi-fold doors, ceramic tile floor, wire and solid shelving above, and Moffat® top-load washer and matching dryer | 2021

LOWER LEVEL

- Ground-level walk-out with sliding glass doors opening onto the interlocking patio
- Recreation room, 10' × 17'1", with broadloom, drapery and a full wall of natural light
- Broadloom hallway with a double sliding-door closet
- Walk-in under-stair storage room
- Utility room, 6'11" × 17'2", with vinyl tile floor, laundry tub, floor drain and its own exterior door to the rear yard
- Interior access to the garage through a keypad-deadbolt entry door

LOWER LEVEL

- 100-amp breaker panel
- KeepRite® high-efficiency, sealed-combustion natural gas furnace | 2026
- GeneralAire® whole-home bypass humidifier with wall-mounted humidistat
- Central air conditioning | 2023 – RunTru®, 2.5-ton system, compressor located in the rear yard
- The Water Store® metered water softener with brine tank | 2021
- Rheem® 50-gallon natural gas water heater | 2023 – rented from Reliance Home Comfort® at \$43.03 per month
- Roof shingles | 2016
- Laundry supply valves and cartridges replaced | 2025

specifications

TYPE Townhouse – Freehold on a
Parcel of Tied Land (POTL)

LEVELS 3

YEAR BUILT 2004

SQUARE FEET 1,967 SQ. FT.

BEDROOMS 3

BATHROOMS

4 Piece baths 2

2 Piece baths 1

LAUNDRY Third

DRIVEWAY PARKING 1

GARAGE PARKING 1

2026 PROPERTY TAX \$4,156

FRONT EXPOSURE East

HEAT SOURCE Natural Gas
(high-efficiency forced air)

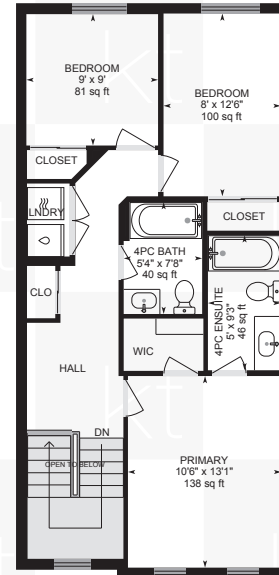
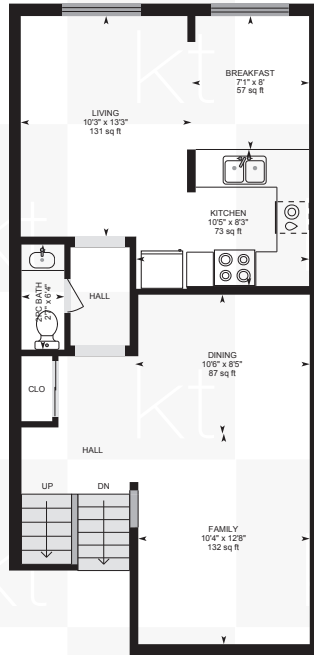
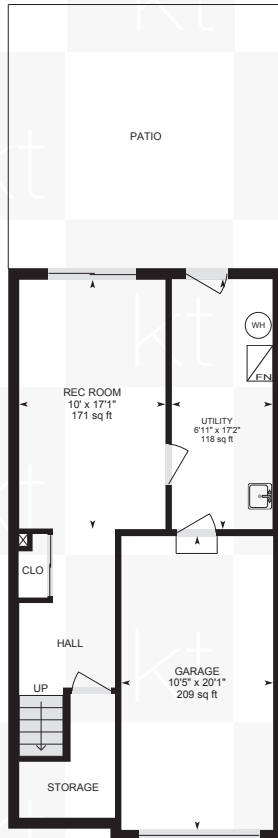
EST. RENTAL INCOME \$3,300/month

**COMMON ELEMENT
FEE (POTL):** \$123.69/month

*Room sizes, year built, lot dimensions, taxes and all other specifications are approximate. Square footage source: Floorplan.
Buyers and/or their agent are responsible for determining exact figures.

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Measurements and calculations are approximate
To be used as guidelines only



neighbourhood

WELCOME TO GEORGETOWN.

Georgetown is the kind of town people move to and then stay in. It is a historic Halton Hills community of tree-lined streets, century storefronts and conservation land, wrapped around a downtown on Main Street South that still has independent bakeries, pubs and restaurants rather than a strip of the same chains you will find anywhere else. Seed House Lane sits in the middle of it – a quiet residential pocket just off Mountainview Road, minutes from everything, and buffered from the noise of Guelph Street.



SCHOOLS.



HARRISON PUBLIC SCHOOL (JK-5)

59 Rexway Drive
(905) 877-4421

4MIN 18MIN

CENTENNIAL MIDDLE SCHOOL (6-8)

233 Delrex Boulevard
(905) 877-6976

5MIN 29MIN

GEORGETOWN DISTRICT HIGH SCHOOL (9-12)

70 Guelph Street
(905) 877-6966

4MIN 18MIN

HOLY CROSS CATHOLIC ELEMENTARY SCHOOL (JK-8)

222 Maple Avenue
(905) 877-4451

4MIN 17MIN

CHRIST THE KING CATHOLIC SECONDARY SCHOOL (9-12)

161 Guelph Street
(905) 702-8838

3MIN 8MIN

AMENITIES.



GEORGETOWN HOSPITAL

7MIN 40MIN

REAL CANADIAN SUPERSTORE FRESHCO

2MIN 8MIN
5MIN 31MIN

WALMART SUPERCENTRE

3MIN 18MIN

GEORGETOWN MARKET PLACE

– Winners / HomeSense, Sport Chek,
Mark's, Plus 70+ stores and services

3MIN 8MIN

DOMINION GARDENS PARK

2MIN 7MIN

MOLD-MASTERS SPORTSPLEX

3MIN 17MIN

CEDARVALE PARK & HUNGRY HOLLOW TRAILS | LEASH-FREE DOG PARK

5MIN 19MIN

GELLERT COMMUNITY CENTRE

8MIN ---

THE CLUB AT NORTH HALTON | GOLF

8MIN 26MIN

DOWNTOWN GEORGETOWN

5MIN 26MIN

HALTON HILLS PUBLIC LIBRARY | GEORGETOWN BRANCH

5MIN 28MIN

GEORGETOWN GO STATION HWY 401 AT TRAFALGAR ROAD HWY 407 ETR

3MIN 18MIN
17MIN
14MIN

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SOCIAL

