



LISA HARTSINK BROKER

COMPASSION LED REALTY TEAM

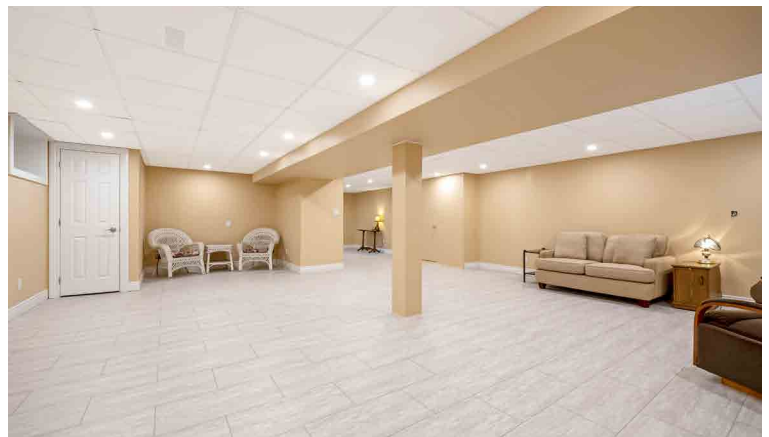
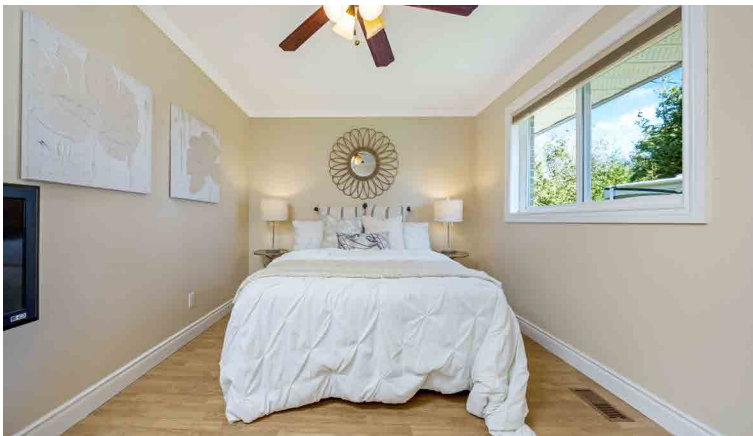


14360 Sixth Line
Halton Hills

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LISA HARTSINK



HOUSE FEATURES

MAIN LEVEL

FRONT ENTRANCE

- Single door entry with doorlite
- Click laminate flooring
- Built-in cabinets with electric fireplace insert
- 2 windows overlooking side and front yards
- Crown moulding
- Recessed lighting

LIVING ROOM

- Laminate flooring
- Wood burning fireplace with ceramic tile surround, flanked by cabinetry and shelving
- Picture window overlooking front yard
- Crown and ceiling mouldings
- Recessed lighting

DINING ROOM

- Laminate flooring
- Walkout to back deck
- Crown moulding
- Recessed lighting

KITCHEN

- Click laminate flooring
- Sit-at breakfast bar
- Cherry stained cabinetry with soft close hinges and slides, undercabinet lighting, and pantry
- Corian countertops
- Stainless steel double sink
- Mosaic tile backsplash
- KitchenAid fridge, dishwasher, and stainless steel stove
- Panasonic microwave
- Danby bar fridge
- 2 windows overlooking backyard
- Crown moulding
- Recessed lighting

HALLWAY

- Laminate flooring
- Linen closet
- Spot lighting

PRIMARY BEDROOM

- Laminate flooring

- Double closet
- Window with custom blinds overlooking backyard
- Ceiling fan
- Crown moulding

2 PIECE ENSUITE BATHROOM

- Click laminate flooring
- Kohler toilet
- Single vanity
- Window overlooking backyard
- Crown moulding
- Spot lighting

2ND BEDROOM

- Laminate flooring
- Double closet
- Window with custom blinds overlooking front yard
- Ceiling fan
- Crown moulding

3RD BEDROOM

- Laminate flooring
- Double closet
- Window with custom blinds overlooking front yard
- Ceiling fan
- Crown moulding

4 PIECE FAMILY BATHROOM

- Click laminate flooring
- Tile wainscoting
- Mancesa toilet
- Large step-in shower with tile surround
- Soaker tub with tile surround
- Single vanity with vanity lighting
- Window overlooking backyard
- Crown moulding
- Exhaust fan

BASEMENT

- Laminate staircase with access to yard

REC ROOM

- Newly finished with SM30 sheet insulation behind fibreglass insulation and vapour barrier
- Cork back interlock laminate flooring
- 2 storage closets

- Cold room under front entry
- 2 large below grade windows facing backyard
- Drop ceiling
- Recessed lighting

3 PIECE BATHROOM

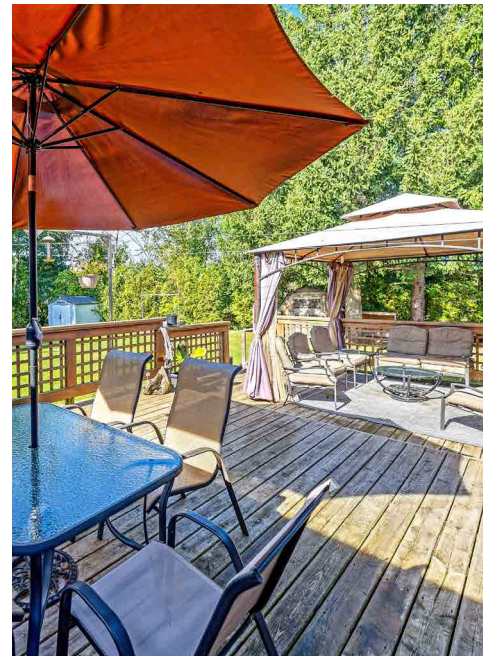
- Newly finished
- Cork back interlock laminate flooring
- American Standard toilet
- Corner glass shower with tile surround
- Pedestal sink
- Exhaust fan with timer and insulated piping

LAUNDRY ROOM

- Concrete floor
- Samsung washer
- Whirlpool dryer with insulated exhaust pipe
- Laundry tub
- Sewage ejector pump for laundry and bathroom

BONUS ROOM

- Laminate flooring
- Oil tank
- Wall shelving
- 2 below grade windows facing side yard
- Spot lighting



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

HOUSE FEATURES

ADDITIONAL FEATURES

- Circular 10 car driveway
- Exterior wall sconces
- Double car garage converted into a workshop with 2 windows overlooking the side yard, and 2 man doors at the front and back
- Additional attached workshop with power, and wood stove
- 0.5 acre lot with tiered wood deck with undermount lighting, metal

- gazebo, raised garden bed, and storage sheds
- 30 year shingles with double ply roof line (approx. 2019)
- Re-pointed chimney with cement caps and metal covers
- Pollard windows (approx. 2019)
- Double insulated main floor ceiling
- Kerr oil tank (approx. 2004)
- Lennox oil furnace and central air conditioner (approx. 1998)

- John Wood hot water tank, owned (approx. 2017)
- Culligan water softener, rented (approx. 2024)
- Water Worker pressure tank (approx. 2018)
- Noma thermostat
- New 100 amp panel
- Drilled well with new lid, north side
- Septic under back deck with 2 trap door accesses

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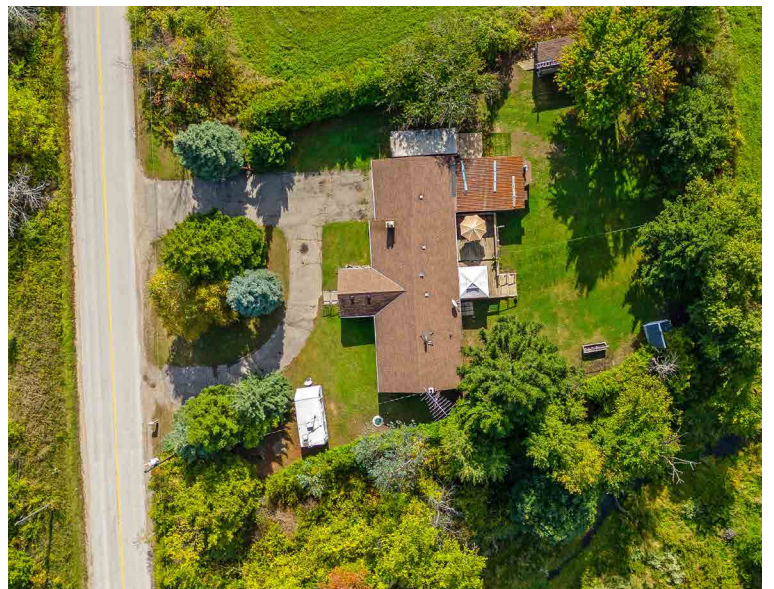


SCHOOLS

Halton District School Board		Halton Catholic District School Board	
ENGLISH			
JK- GR05	Limehouse Public School	JK - GR08	St. Joseph CES
GR06-GR08	Stewarttown Middle School	GR09 - GR12	Christ the King CSS
GR09 - GR12	Acton District HS		
FRENCH IMMERSION			
GR02 - GR06	Robert Little Public School	GR01 - GR03	St. Catherine of Alexandria CES
GR07 - GR08	Acton Elementary School	GR04 - GR08	St. Brigid CES
GR09 - GR12	Acton District HS	GR09 - GR12	Christ the King CSS

School boundary information can be confirmed at:

<https://www.hdsb.ca/schools/Pages/Find-My-Local-School.aspx> & <https://schoolplanning.hcdsb.org/find-your-school/>



LISA HARTSINK

Broker of Record

For me, Quality not Quantity is the foundation of my success.

As my client, you are guaranteed a personalized Real Estate experience when working with my team! As I work with you from beginning to end of the process, I ensure constant communication and support. You are my number one priority. With my vast Real Estate knowledge and expertise, I will guide you with a compassionate, honest and patient approach, always allowing you to make the decisions that best work for you.

With an extensive sales and marketing background, and multiple Industry Designations, I ensure your home will be exposed to the market with the latest, most innovative practices available in the Real Estate Industry. Our marketing and communication plans incorporate some of the best, proven methods, to get your home sold.

I can help you buy or sell a house anywhere in Ontario, I am well connected with Royal LePage - Canada's Real Estate Company. My primary focus is in the communities of Georgetown, Glen Williams, Acton, Erin, Hillsburgh and Rockwood, but also service Caledon, Milton, Oakville, Burlington, Mississauga and Brampton. From the very start of your search to the day of closing - whether it is a house, townhouse, condo, cottage, farm or commercial property that you are looking to buy or sell - I will be there to assist you with all your Real Estate needs.

You can feel confident you have made the right choice to work with me and my team. I look forward to working together with you to ensure this transition is as smooth as possible for you.

LISA HARTSINK

Broker of Record

Compassion Led Realty Team



MCGILLIVRAY™
Trusted
Erin & Hillsburgh, Ontario





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COLDWELL BANKER

**ELEVATE REALTY,
BROKERAGE**



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