



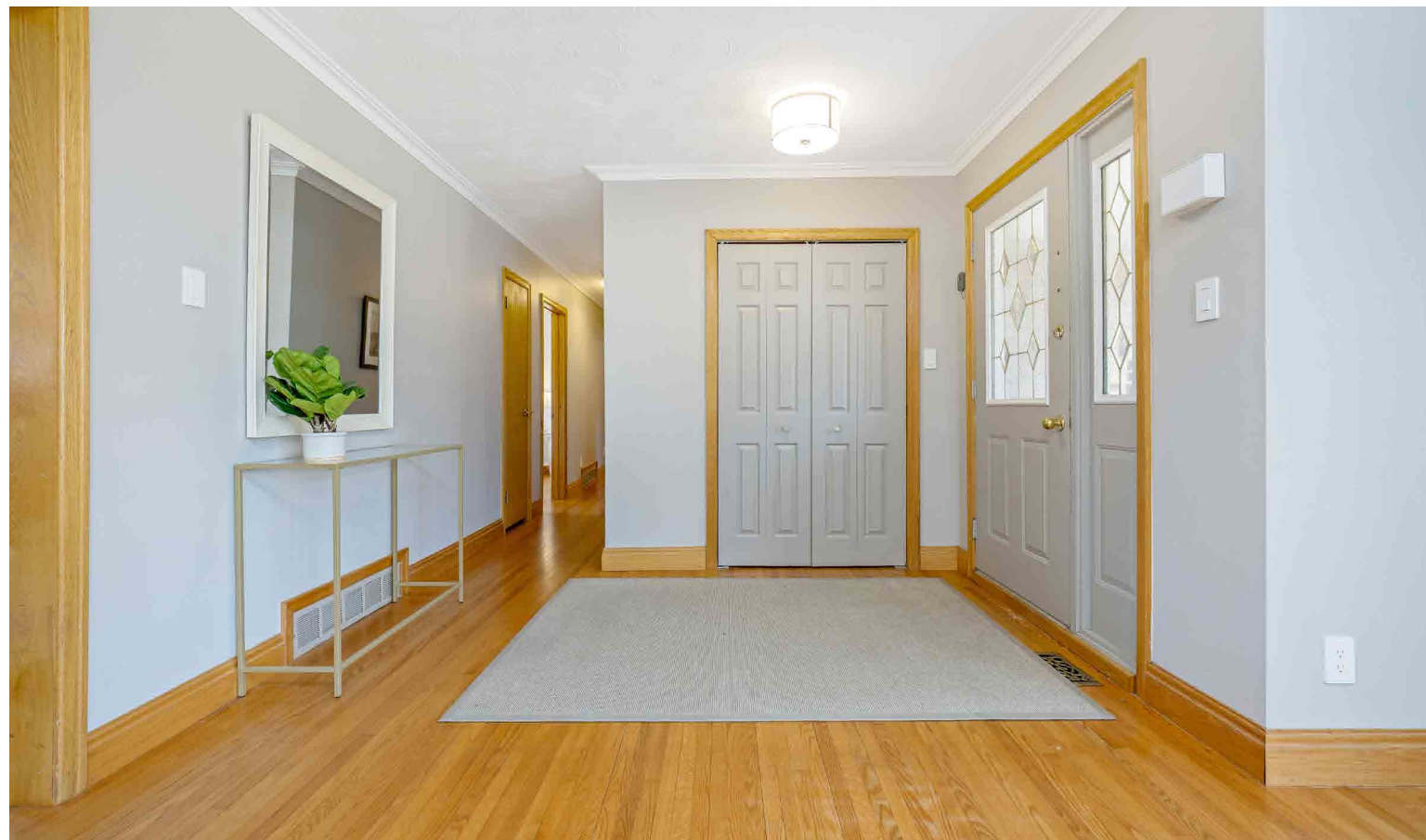
LISA HARTSINK BROKER

COMPASSION LED REALTY TEAM



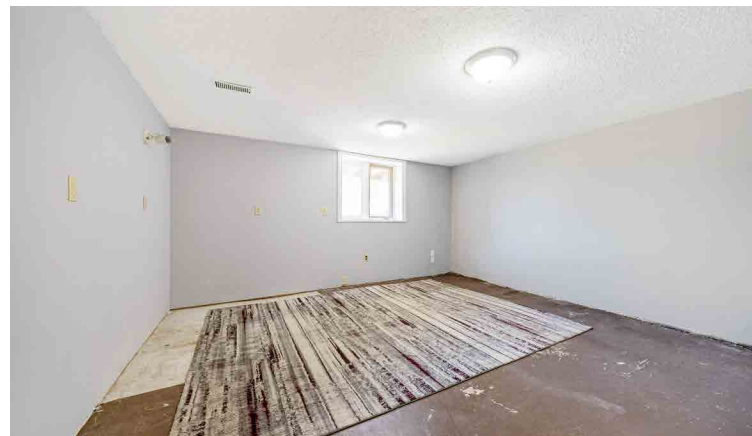
14208 Dublin Line
Halton Hills

LISAHARTSINK.COM 905.873.9944











HOUSE FEATURES

MAIN LEVEL

FRONT ENTRANCE

- Interlock walkway and pressed concrete covered porch
- Single door with doorlite and sidelite
- Hardwood flooring
- Coat closet
- Crown mouldings
- Flush mount lighting
- Textured ceiling

LIVING ROOM

- Hardwood flooring
- Propane fireplace
- Bow window overlooking front yard
- Crown moulding
- Textured ceiling

DINING ROOM

- Hardwood flooring
- Window overlooking backyard
- Chandelier with ceiling medallion

KITCHEN

- Open concept
- Parquet flooring
- Wood cabinetry with undercabinet lighting, pull-out pantry, corner lazy Susan, sit-up peninsula, microwave cabinet, and crown moulding
- Sit-up island with prep sink, open shelving, and wine rack
- Cambria quartz countertops
- Double sink with Reverse Osmosis
- Tile backsplash
- Stainless steel appliances: KitchenAid fridge and gas stove, Bosh dishwasher, and range hood with custom cover
- Recessed lighting

FAMILY ROOM

- Open concept
- Hardwood flooring
- Walkout to deck and gazebo
- Large windows including transom window overlooking backyard
- Ceiling fan
- Cathedral ceiling

MUD ROOM

- Parquet flooring
- Pantry
- Closet
- Walkout to deck and gazebo
- Access to attached garage
- Flush mount lighting

HALLWAY

- Hardwood flooring
- Linen closet
- Crown mouldings
- Flush mount lighting
- Textured ceiling

BEDROOM

- Hardwood flooring
- 2 closets with pass-through
- Windows overlooking backyard
- Flush mount lighting

PRIMARY BEDROOM

- Hardwood flooring
- Walkout to patio and pool
- Pocket French door to walk-in closet, ensuite, and laundry
- Flush mount lighting

4 PIECE ENSUITE BATHROOM

- Tile flooring
- Maax jetted tub with tile surround
- Large single vanity
- Corner glass step-in shower
- Window overlooking front yard
- Flush mount lighting

LAUNDRY

- Hardwood flooring
- LG washer (approx. 2024)
- Kenmore propane dryer
- Storage cabinets
- Flush mount lighting

5 PIECE FAMILY BATHROOM

- Luxury vinyl tile flooring
- Toto 1-piece toilet
- Large double vanity with Cambria quartz countertop and vanity lighting
- Large step-in shower with tile surround and built-in niches
- Mirrored medicine cabinets
- Exhaust fan with lighting

BEDROOM

- Hardwood flooring
- Closet
- Windows overlooking front yard
- Flush mount lighting

BASEMENT

REC ROOM

- Broadloom stairs and flooring
- Storage under stairs
- Mural feature wall
- Walkout to patio
- Wood burning stove with brick surround
- Window overlooking backyard
- Fluorescent and track lighting

SUNROOM

- Dedicated electric heating
- Tile and hardwood flooring
- 2 sliding door walkouts to backyard
- Windows overlooking backyard
- Exhaust fan
- Recessed lighting

BONUS ROOM

- Concrete floor
- Closet with shelving
- Window overlooking backyard

UTILITY ROOM

- Laminate flooring
- Utility sink
- Storage space

3 PIECE BATHROOM

- Vinyl tile flooring
- Access to cold room
- Kohler toilet
- Corner glass shower
- Single vanity
- Recessed lighting

WORKSHOP

- Workbench and storage cabinets
- Fluorescent and track 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

- Double car attached garage with Liftmaster remote openers, window, and interior access
- Additional detached 3 car garage with concrete floor (approx. 2002), single garage door with Genie remote opener, and large double sliding doors
- Exterior lighting including lamp posts, wall sconces, and spotlights
- In-ground chlorine pool, with liner (approx. 2021), stairs, winter safety cover (approx 2023), and solar blanket (approx. 2024), fully fenced
- Cedar pool house
- Approx. 8ftx1ft shed with power and 5 windows

- Deck and screened in gazebo with ceiling fan and lighting
- Chain link fencing (approx. 2021)
- Firepit area
- Storage shed
- Trane propane furnace (approx. 2012)
- ComfortMaker central air conditioner (approx. 2002)
- Superflue propane hot water heater, owned (approx. 2011)
- Hydrotech water softener, owned (approx. 2017)
- Aqua Flo UV system with carbon filter (approx. 2023)
- Goulds HydroPro pressure tank
- Reverse Osmosis (approx. 2017)
- Propane tank, rented with Avenir Energy

- Windows newer at front (approx. 2009, 2015, 2017, and 2020)
- 40 year shingles (approx. 2000)
- 100-amp fuses, breaker pony
- Drilled well, by detached garage
- Septic, by back patio
- Google nest thermostat
- Airstream central vacuum
- Wood baseboards and trim throughout main level

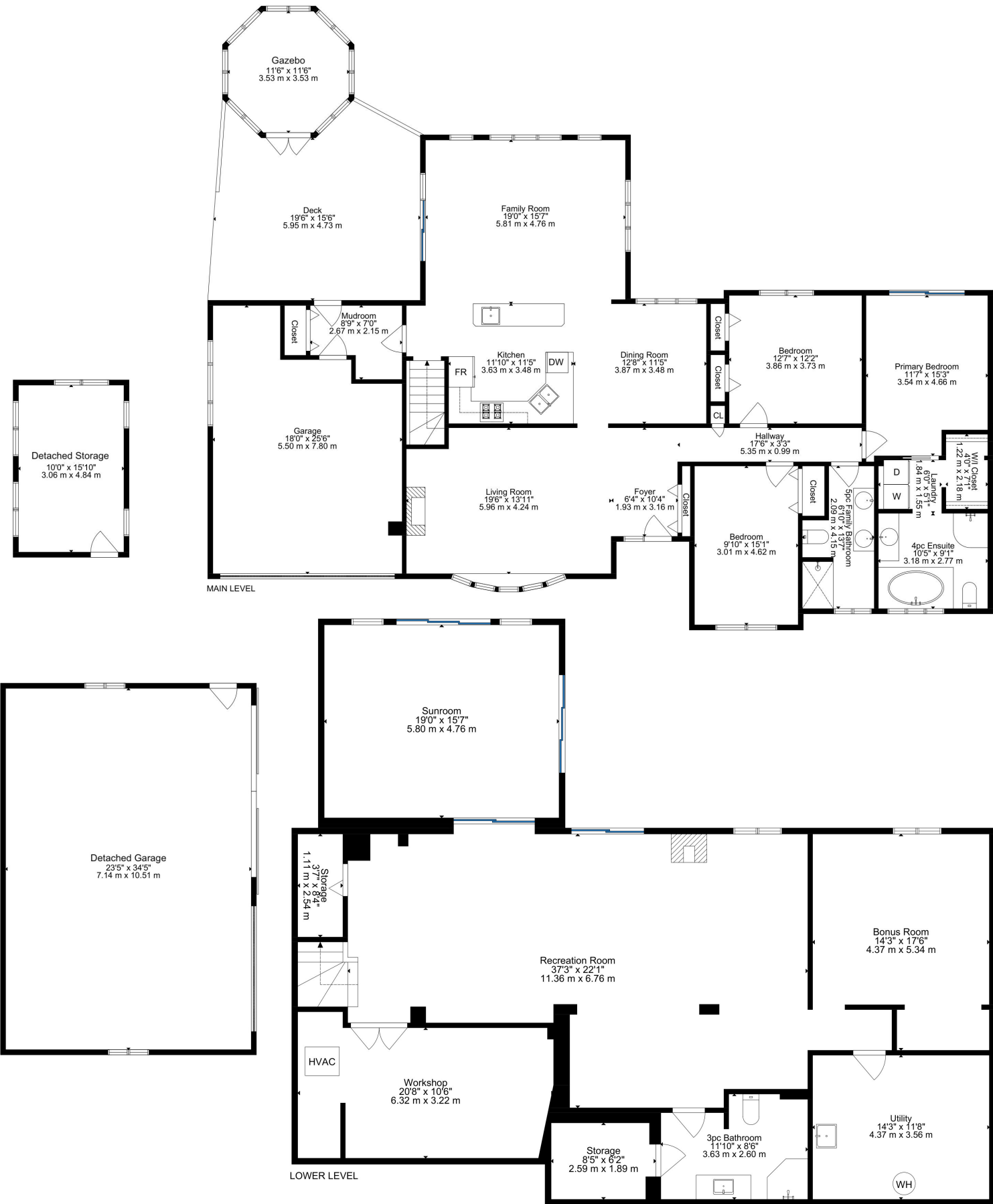


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SCHOOLS

Halton District School Board		Halton Catholic District School Board	
ENGLISH			
JK- GR06	McKenzie-Smith Bennett PS	JK - GR08	St. Joseph CES
GR07-GR08	Acton Elementary School	GR09 - GR12	Christ the King CSS
GR09 - GR12	Acton District Secondary School		
FRENCH IMMERSION			
GR02 - GR06	Robert Little Public School	GR01 - GR05	St. Catherine of Alexandria CES
GR07 - GR08	Acton Elementary School	GR06 - GR08	St. Brigid CES
GR09 - GR12	Acton District Secondary School	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





LISA HARTSINK BROKER

COMPASSION LED REALTY TEAM



COLDWELL BANKER

**ELEVATE REALTY,
BROKERAGE**



INFO@LISAHARTSINK.COM | 905.873.9944 | LISAHARTSINK.COM