

12282 Eighth Line

Halton Hills



LH

COMPASSION
LED LUXURY
LISTING



LISA
HARTSINK BROKER

COMPASSION LED REALTY TEAM

WELCOME TO

12282 Eighth Line, Halton Hills

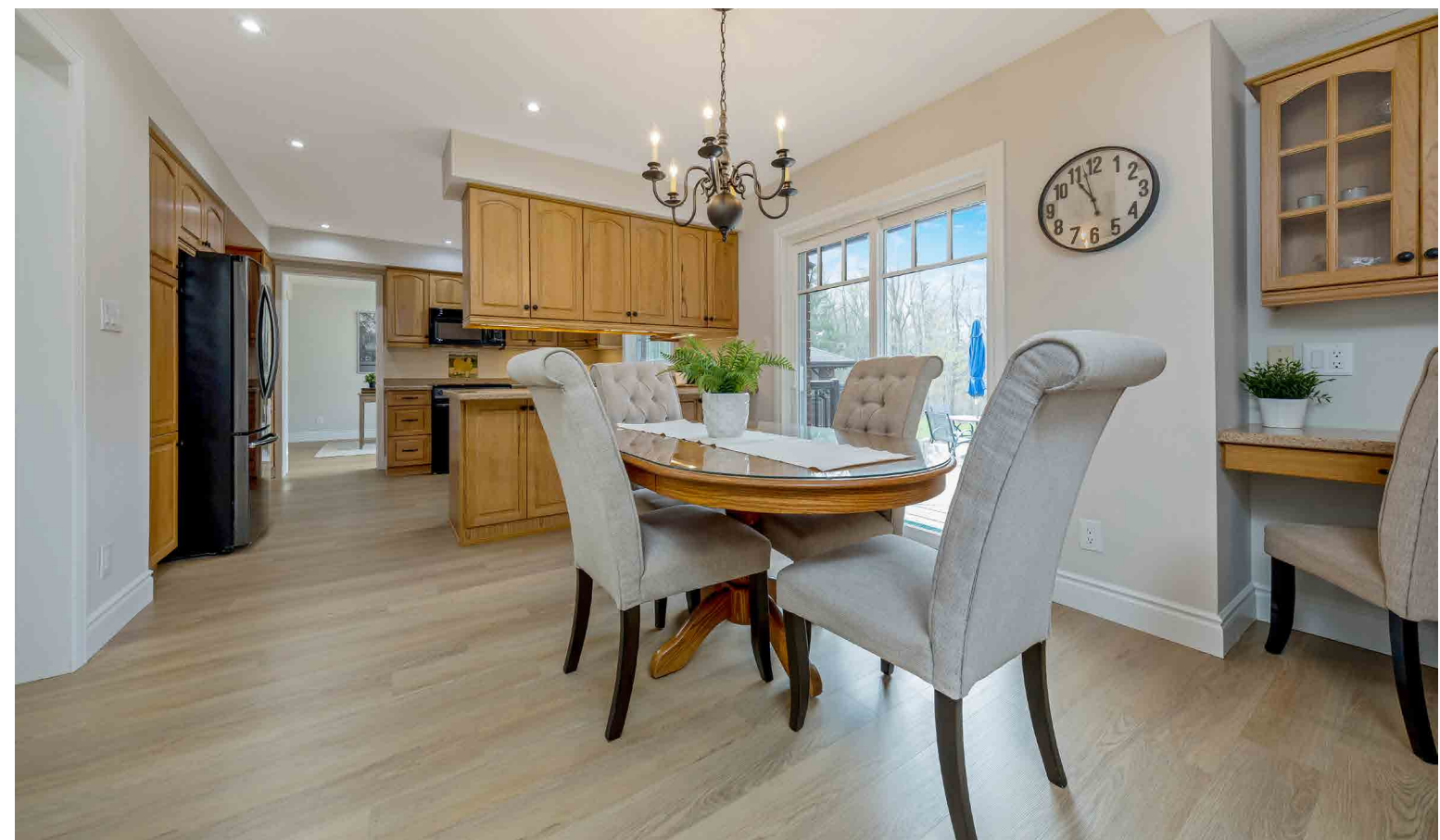
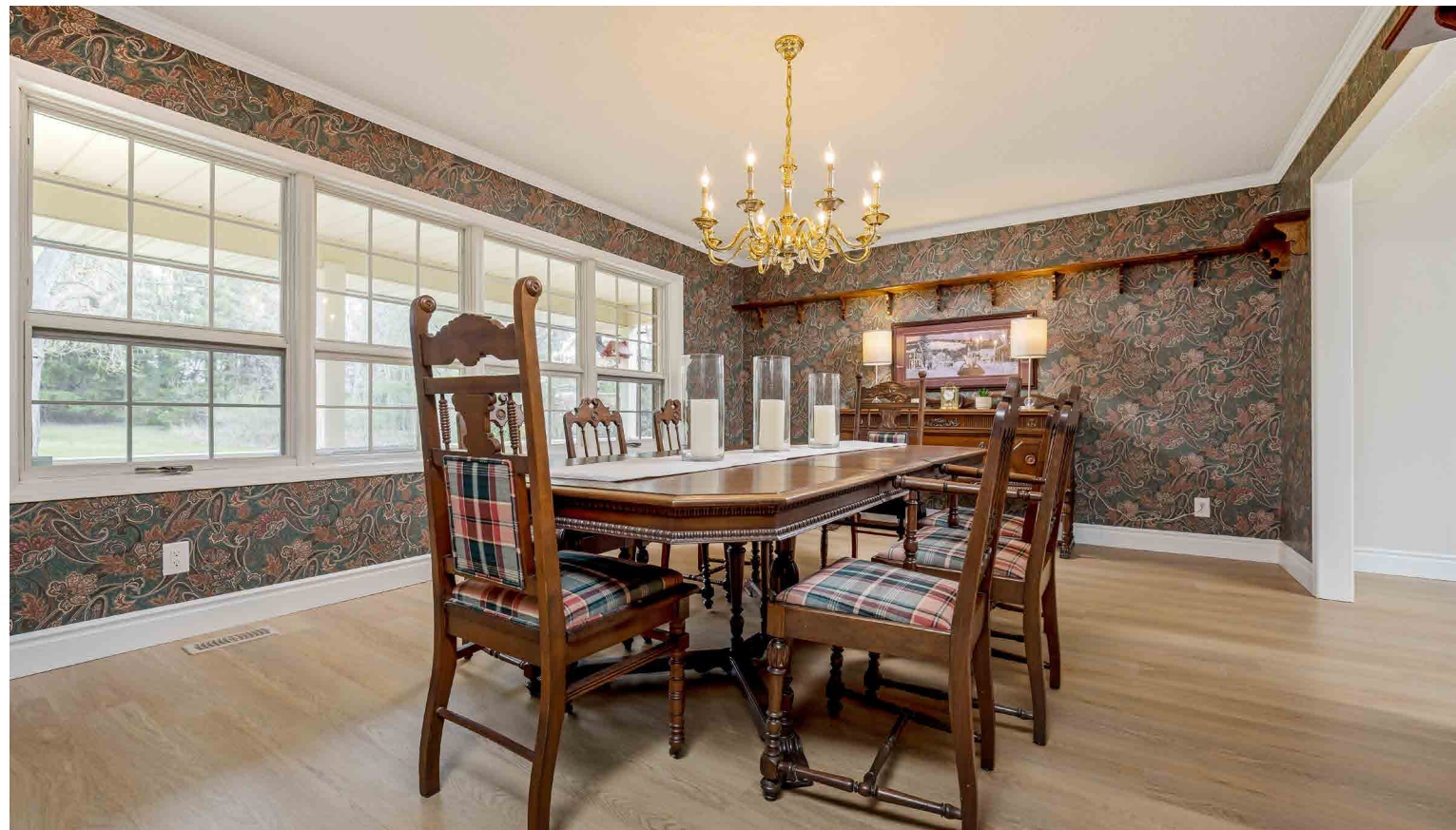
SERENE COUNTRY LIVING MEETS IN-TOWN CONVENIENCE

Tucked away on a serene 2.66-acre parcel in the peaceful outskirts of Georgetown and the picturesque hamlet of Glen Williams, this custom-built family home is where nature's beauty, everyday convenience, and endless potential meet. Perfectly positioned just minutes from shops, schools, transit, and local trails—yet a world away in atmosphere—plus, you'll enjoy the benefit of being on town water, rare for a property of this size in a rural setting!

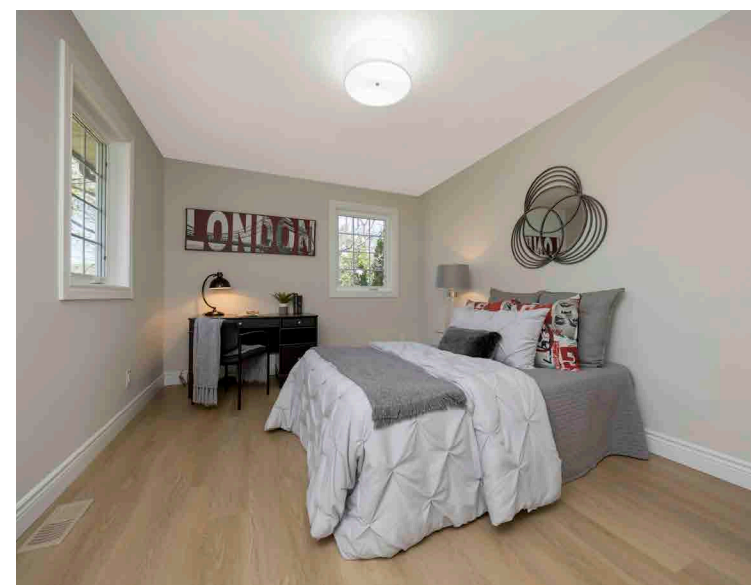
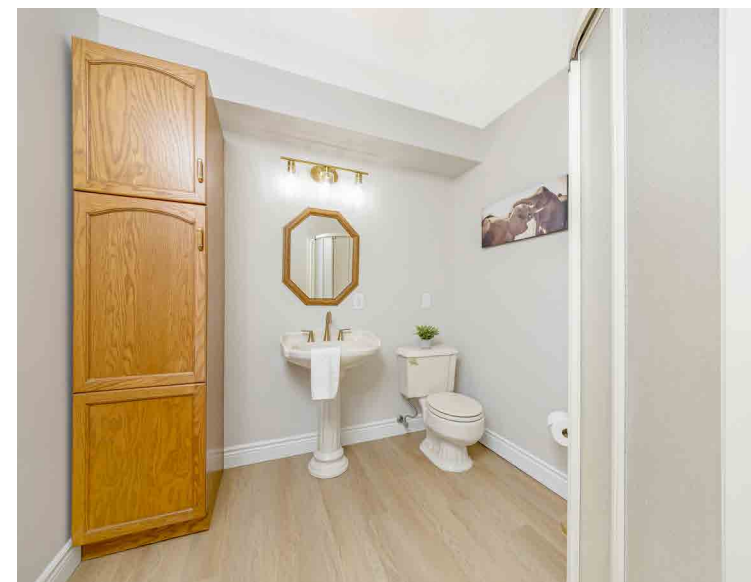
Set well back from the road down a long, paved driveway (shared with one neighbour), this home greets you with an unmistakable sense of calm the moment you arrive. Imagine starting your mornings with the soothing sounds of Silver Creek weaving through the forest at the property's edge, the fresh scent of pine and cedar carried in on a soft breeze, and watch deer occasionally passing through the trees.

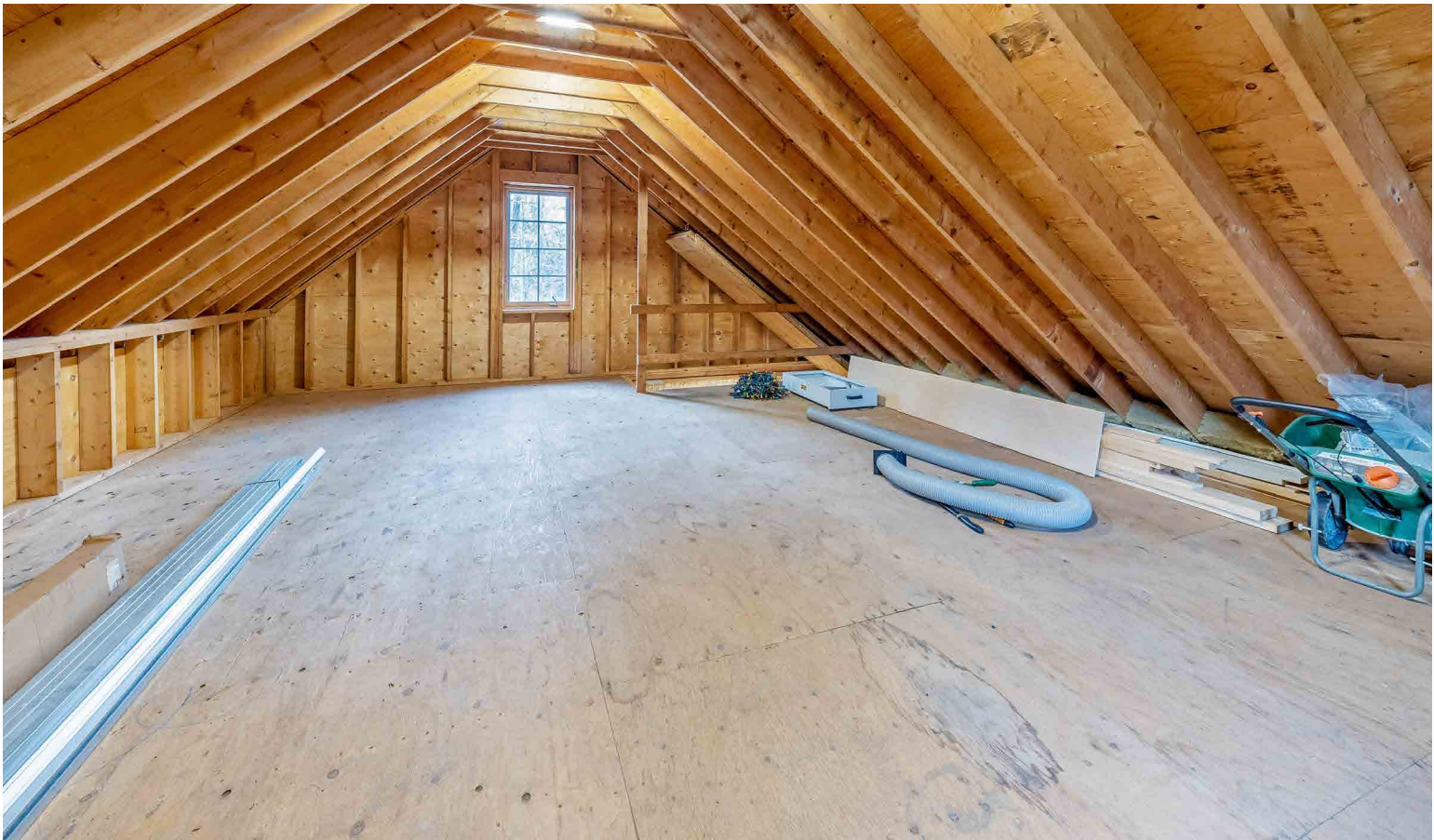
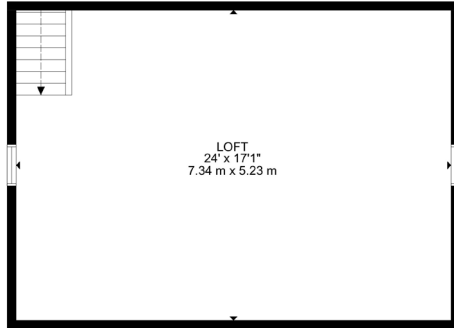
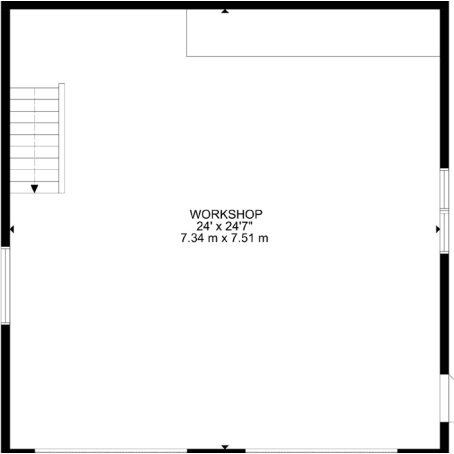
A property like this isn't just a home—it's a chance to slow down, reconnect with nature, and raise a family in a setting where every season offers something new to discover. A peaceful retreat, with every modern convenience only minutes away.

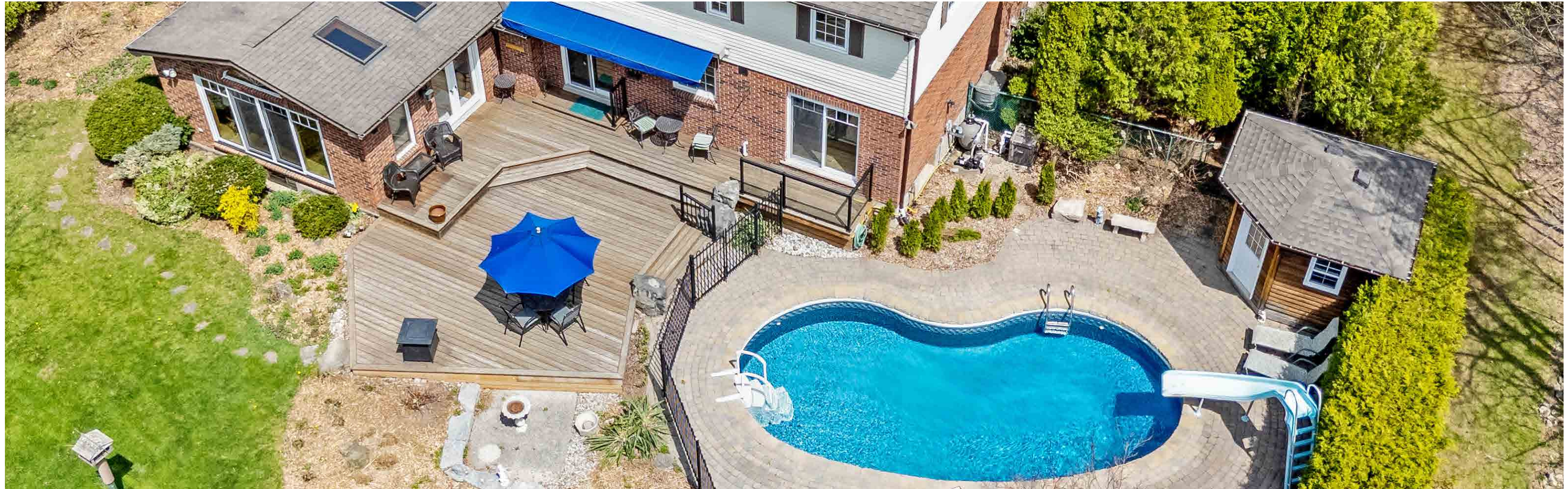












HOUSE FEATURES

MAIN LEVEL

FRONT ENTRANCE

- Interlock walkway to covered porch with surrounding gardens
- Single door entry with storm door and door lites
- Luxury vinyl flooring
- Double coat closet
- Vinyl staircase with iron pickets and oak railing
- Flush mount lighting

LIVING ROOM (CURRENTLY USED AS DINING)

- French doors from front entrance
- Luxury vinyl flooring
- Large windows overlooking front yard
- Wallpapered walls with plate rail and crown moulding
- Chandelier

DINING ROOM (CURRENTLY USED AS OFFICE)

- Luxury vinyl flooring
- French door to kitchen
- Sliding door walkout to pool and deck
- Flush mount lighting

KITCHEN

- Luxury vinyl flooring
- Hickory wood cabinetry with sit-up peninsula, pots and pans drawers, pantry, and undercabinet lighting
- Quartz countertops
- Double undermount stainless steel sink and window overlooking backyard
- Tile backsplash
- Maytag dishwasher
- Frigidaire gallery electric stove
- LG over-the-range microwave
- Recessed lighting

BREAKFAST AREA

- Luxury vinyl flooring
- Sliding door walkout to deck
- Built-in desk nook
- Railing with iron pickets
- Chandelier and recessed lighting

GREAT ROOM

- Sunken room with hardwood flooring
- Propane fireplace with brick surround
- Early 90’s addition/extension
- Supplemental baseboard heaters

- 4-paned sliding doors with transom window overlooking backyard
- Double French door walkout to deck
- Custom window coverings
- Two skylights
- Ceiling fan and recessed lighting
- Partial vaulted pine ceiling

MUDROOM

- Access to garage
- Luxury vinyl flooring
- Supplemental baseboard heater
- Storage closet
- Built-in bench
- Chair rail
- Recessed lighting

2 PIECE POWDER ROOM

- Luxury vinyl flooring
- Kohler toilet
- Hickory vanity with quartz countertop and vanity lighting
- NuTone exhaust fan

UPPER LEVEL

HALLWAY

- Luxury vinyl flooring
- Linen closet
- Flush mount lighting

PRIMARY BEDROOM

- Sunken room with luxury vinyl flooring
- Walk-in closet with window and flush mount lighting
- Ensuite privilege
- Four windows overlooking front, side, and back yards
- Flush mount lighting

4 PIECE ENSUITE BATHROOM

- Pocket door entry
- Heated tile flooring
- Tile wainscoting
- American standard toilet
- Soaker tub/shower combo with rainfall showerhead and tile surround
- Updated vanity with vanity lighting
- Window overlooking backyard
- NuTone exhaust fan

2ND BEDROOM

- Luxury vinyl flooring
- Extra deep closet

- Two windows overlooking front yard
- Track lighting

3RD BEDROOM

- Luxury vinyl flooring
- Double closet
- Three windows overlooking front and side yards
- Flush mount lighting

4TH BEDROOM

- Luxury vinyl flooring
- Double closet
- Ensuite privilege
- Two windows overlooking back and side yards
- Flush mount lighting

3 PIECE ENSUITE BATHROOM

- Luxury vinyl flooring
- Ferrum toilet
- Corner step-in shower
- Pedestal sink with vanity lighting
- Storage cabinet
- Window overlooking backyard
- Flush mount lighting

4 PIECE FAMILY BATHROOM

- Luxury vinyl flooring
- Kohler toilet
- Tub/shower combo with tile surround
- Single vanity with vanity lighting
- NuTone exhaust fan

5TH BEDROOM (CURRENTLY USED AS LAUNDRY)

- Luxury vinyl flooring
- Maytag washer
- Hotpoint dryer
- Storage cabinets with countertop
- Double closet
- Window overlooking backyard
- Flush mount lighting

BASEMENT

EXERCISE ROOM/REC ROOM

- Luxury vinyl flooring
- Supplemental baseboard heaters
- First cold room under porch
- Drop ceilings with flush mount and recessed lighting

WORKSHOP

- Concrete floor
- Workbench
- Second cold room under porch

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

HOUSE FEATURES

- Three above grade windows facing side and back yard

BONUS ROOM

- Former laundry room
- Luxury vinyl flooring
- Laundry tub
- Utility closet
- Utility room with storage under stairs
- Above grade window

REC ROOM

- Luxury vinyl flooring
- Wood burning fireplace with brick surround
- Supplemental baseboard heaters
- Wall sconce and flush mount lighting

BEDROOM/GAMES ROOM

- Sunken room with insulated luxury vinyl flooring
- Supplemental baseboard heaters
- Two below grade windows facing side and back yards
- Flush mount lighting
- Exposed ceiling with bracing for potential staircase to main level

ADDITIONAL FEATURES

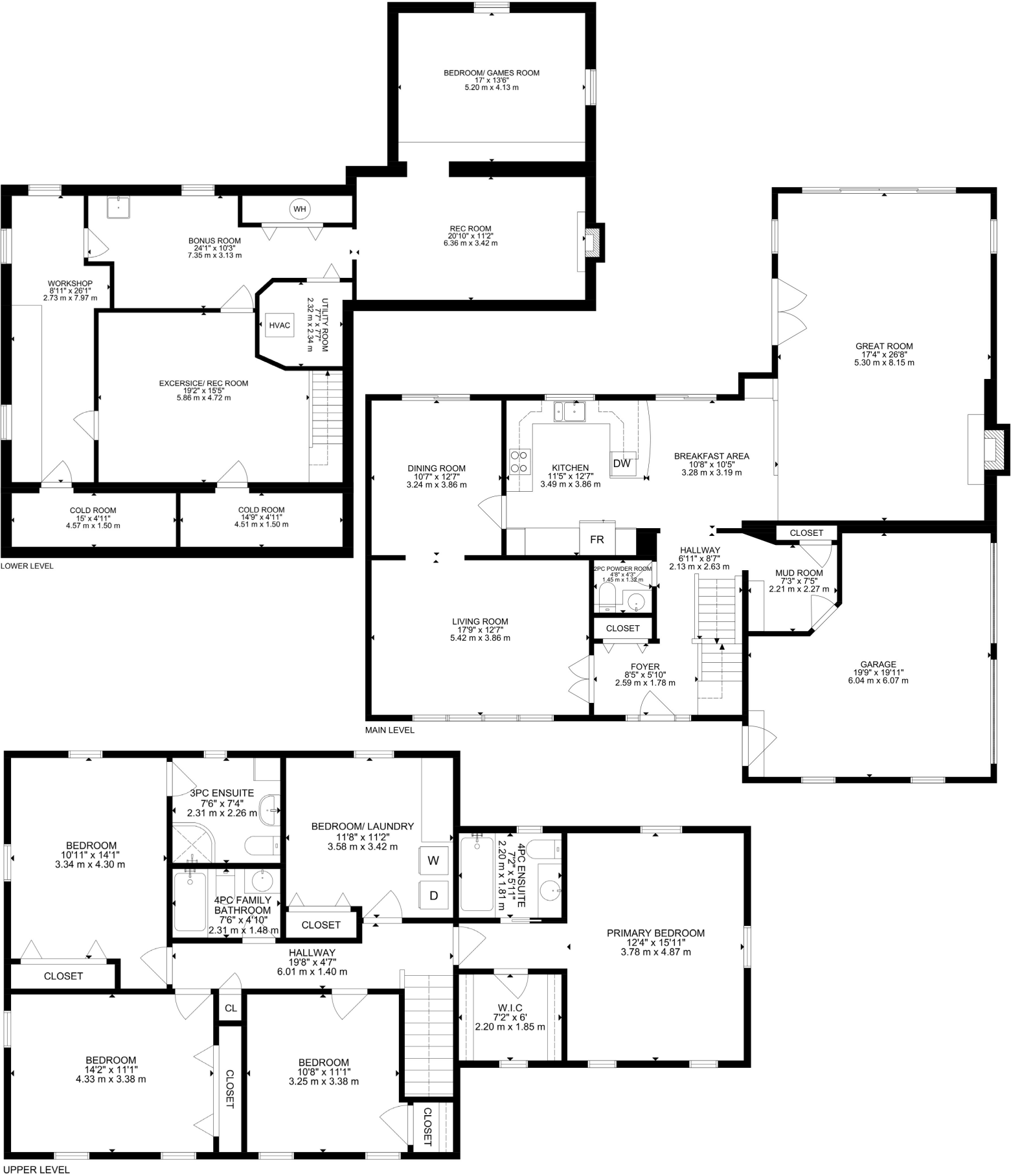
- 2.66 acres on municipal water and backing onto Silver Creek
- Long mutual driveway leading to dedicated circular parking area with space for 6+ vehicles
- 2.5 car insulated garage with newer doors, Chamberlain remote openers, 2 windows overlooking front yard, and accesses to front porch and interior mud room
- Large front yard with mature trees, flag pole, lighting, and gardens
- Fenced in kidney shaped chlorine pool, 8' deep, 4' shallow, with slide, pool house, and enclosed gazebo with power
- Pond feature with waterfall
- Large deck with roll-out awning and outdoor speakers
- Spacious backyard with mature trees, fire pit area, landscaped
- with gardens, and access to creek
- Detached workshop with 2 manual garage doors, separate electrical panel, concrete floor, Beam shop vacuum, and unfinished loft
- Keeprite propane furnace (approx. 2017)
- Coleman air conditioner (approx. 1998)
- Bradford White hot water tank (approx. 2015)
- Novateck water softener
- Superior propane tank
- 200amp copper electrical panel
- Septic (located in backyard)
- Newer windows throughout
- Honeywell thermostat
- Electrolux central vacuum
- DSC alarm system (as-is)
- Sump pump
- Generac generator

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SCHOOLS

Halton District School Board		Halton Catholic District School Board	
ENGLISH			
JK- GR05	Glen Williams Public School	JK - GR08	St. Francis of Assisi
GR06 - GR08	Centennial Public School	GR09 - GR12	Christ the King CSS
GR09-GR12	Georgetown District HS		
FRENCH IMMERSION			
GR02 - GR05	George Kennedy PS	GR01 - GR03	St. Catherine of Alexandria CES
GR06 - GR08	Centennial Public School	GR04 - GR08	St. Brigid CES
GR09 - GR12	Georgetown 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





LISA HARTSINK^{BROKER}

COMPASSION LED REALTY TEAM



COLDWELL BANKER

**ELEVATE REALTY,
BROKERAGE**



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