

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

Set beyond a paved shared laneway and private driveway, this exceptional custom built home is quietly nestled on 2.5+ acres in the prestigious outskirts of Georgetown and the storybook charm of Glen Williams. Backing onto Silver Creek and set far from the road, the property offers rare privacy surrounded by nature.

At the heart of the home, a dramatic great room commands attention, filled with natural light from skylights, expansive windows, and glass doors that frame the landscape beyond. This move in ready residence showcases over \$100,000 in recent upgrades, including fresh paint and new flooring throughout. Formal living and dining rooms provide refined spaces for entertaining, while the central kitchen and sun filled breakfast area anchor everyday living with warmth and ease.

Three walkouts create seamless indoor-outdoor flow, inviting you into an enchanting backyard retreat. The upper level hosts a generously sized primary suite with walk in closet and spa inspired four-piece ensuite, along with two additional bedrooms, a four-piece family bath, and a private fourth bedroom complete with its own three-piece ensuite. A versatile fifth bedroom, currently used as a laundry room, offers flexibility as a home office, dressing room, or creative space.

The finished lower level expands the home's lifestyle potential, ideal for an elevated entertainment zone, games and media rooms, or the future addition of a full in law suite. A second entrance is easily achievable, and provisions already in place for a second staircase to the lower level from the main.

Outdoors, the grounds unfold into a resort style backyard featuring an inviting inground pool, an enclosed gazebo for long summer evenings, and an expansive deck designed for effortless entertaining and al fresco dining. Wander to the edge of the property where Silver Creek and mature trees create a tranquil forest escape.

An exceptional bonus awaits with the detached, insulated workshop with loft, fully powered and ready to serve as an artist studio, luxury home office, home based business, or private guest retreat. A standby generator completes the homes offering with added peace of mind.

This is a rare opportunity to own a private country property that seamlessly blends nature, and versatility, offering an elevated country lifestyle with modern comfort and unlimited potential all within minutes to town.





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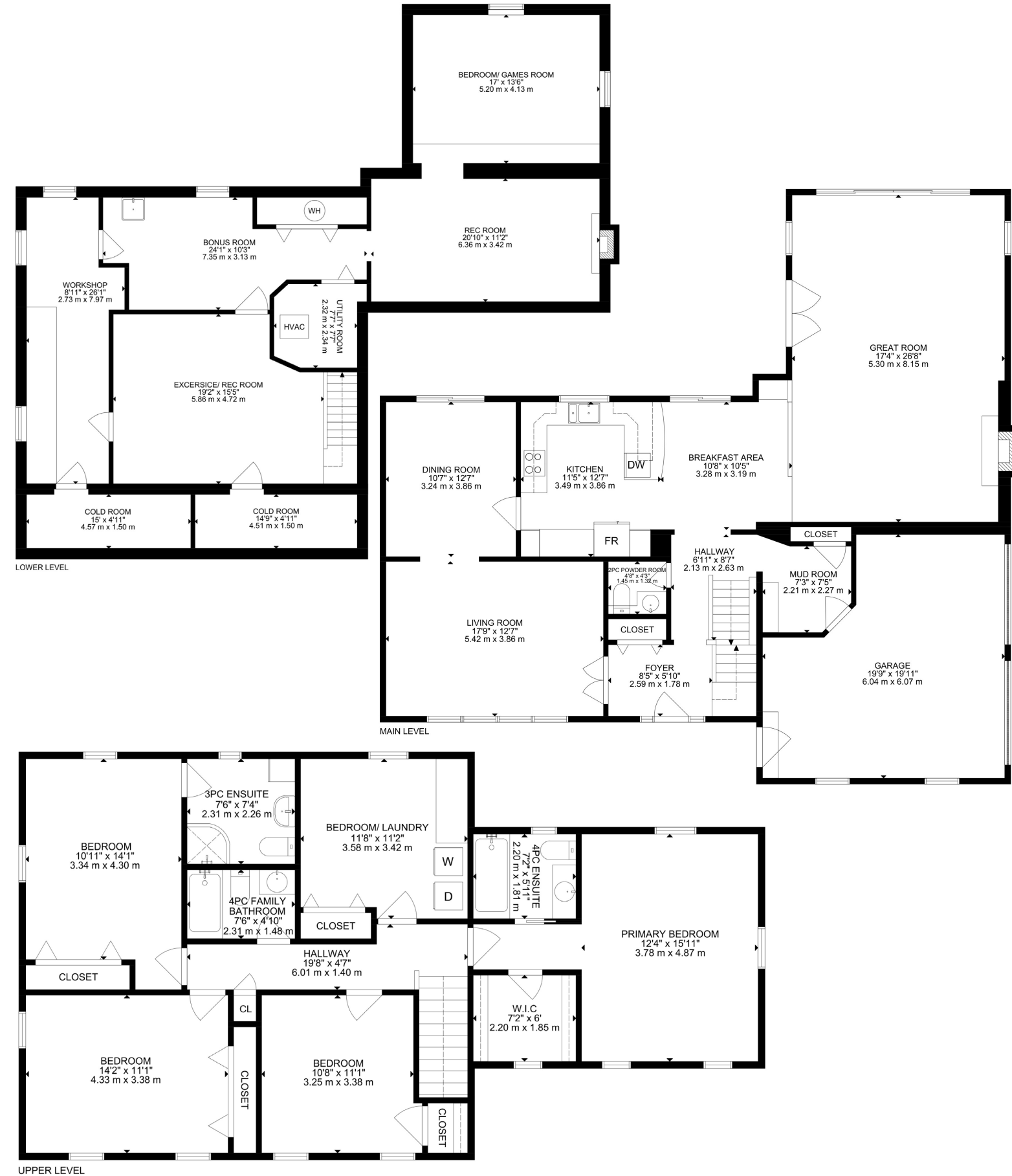


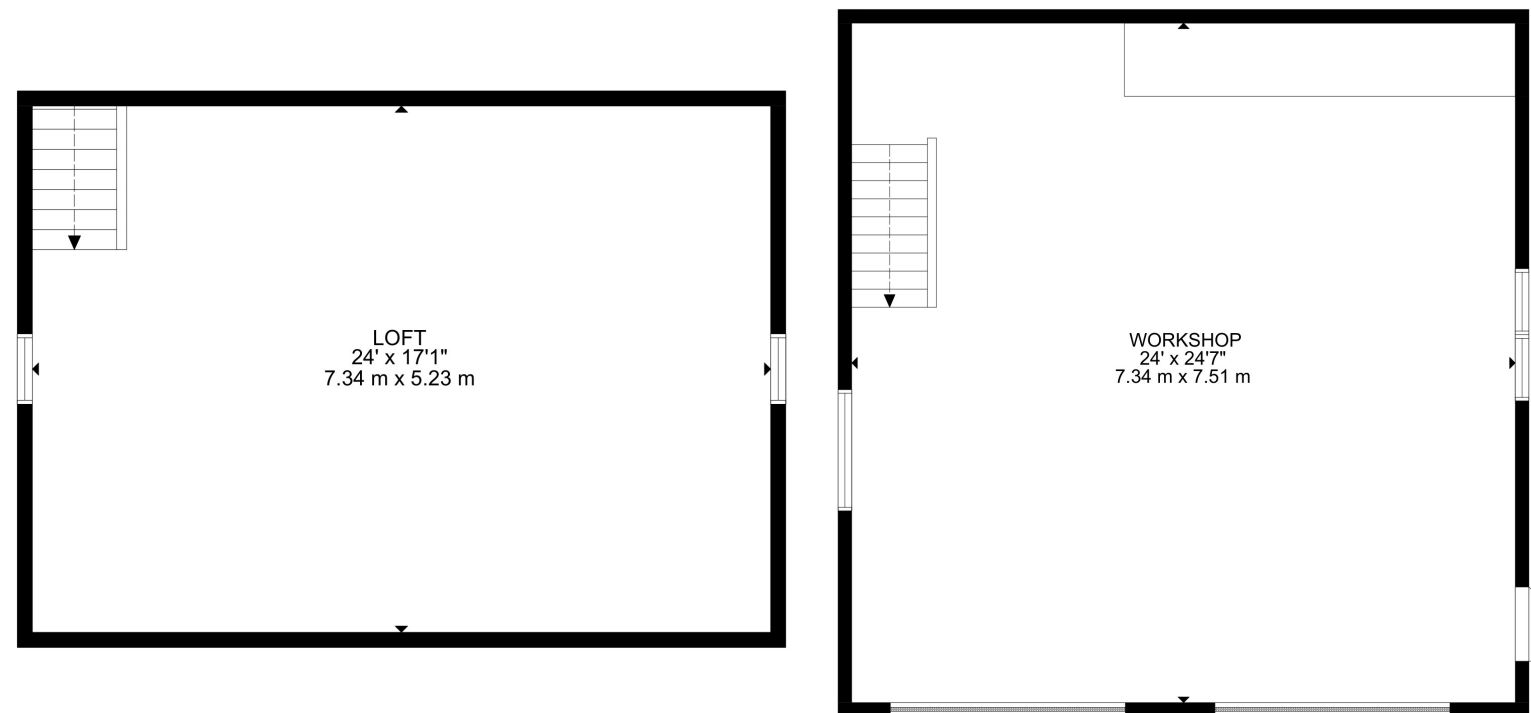
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HOUSE FEATURES

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

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

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/>



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COLDWELL BANKER

**ELEVATE REALTY,
BROKERAGE**

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MASTER CERTIFIED NEGOTIATION EXPERT



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