

# 12282 Eighth Line

## *Halton Hills*



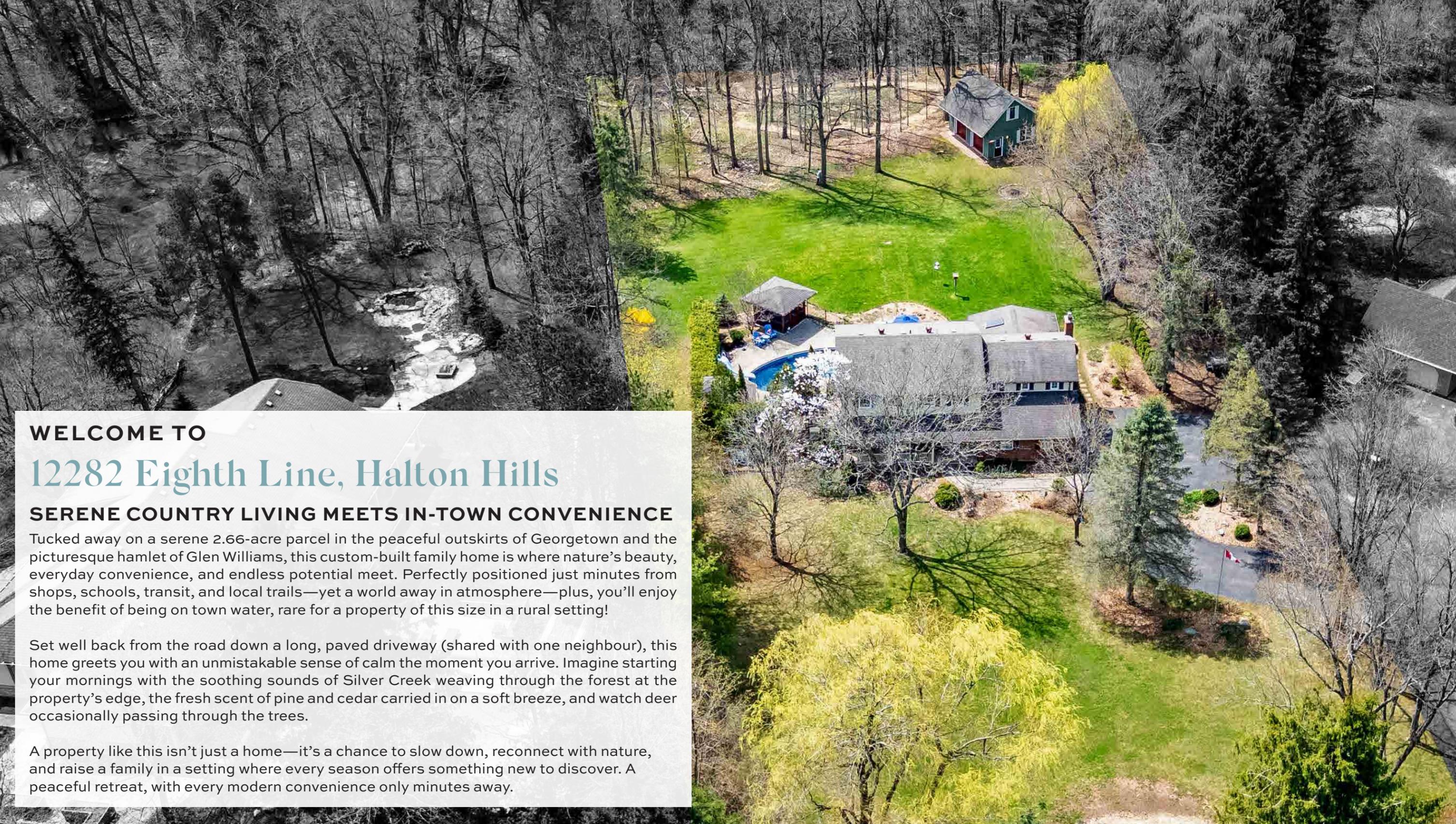
LH

COMPASSION  
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LISTING



LISA  
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COMPASSION LED REALTY TEAM



**WELCOME TO**  
**12282 Eighth Line, Halton Hills**

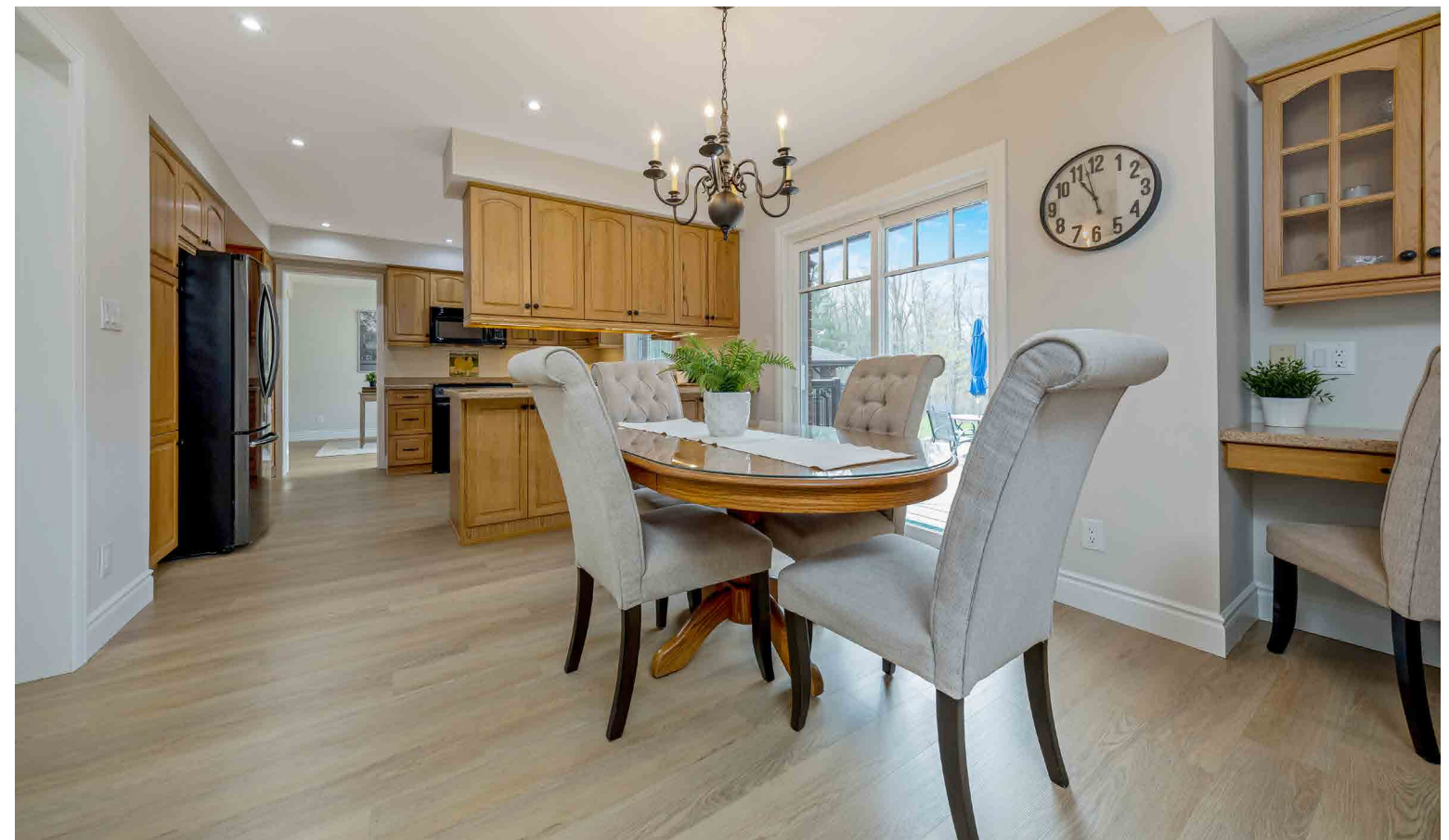
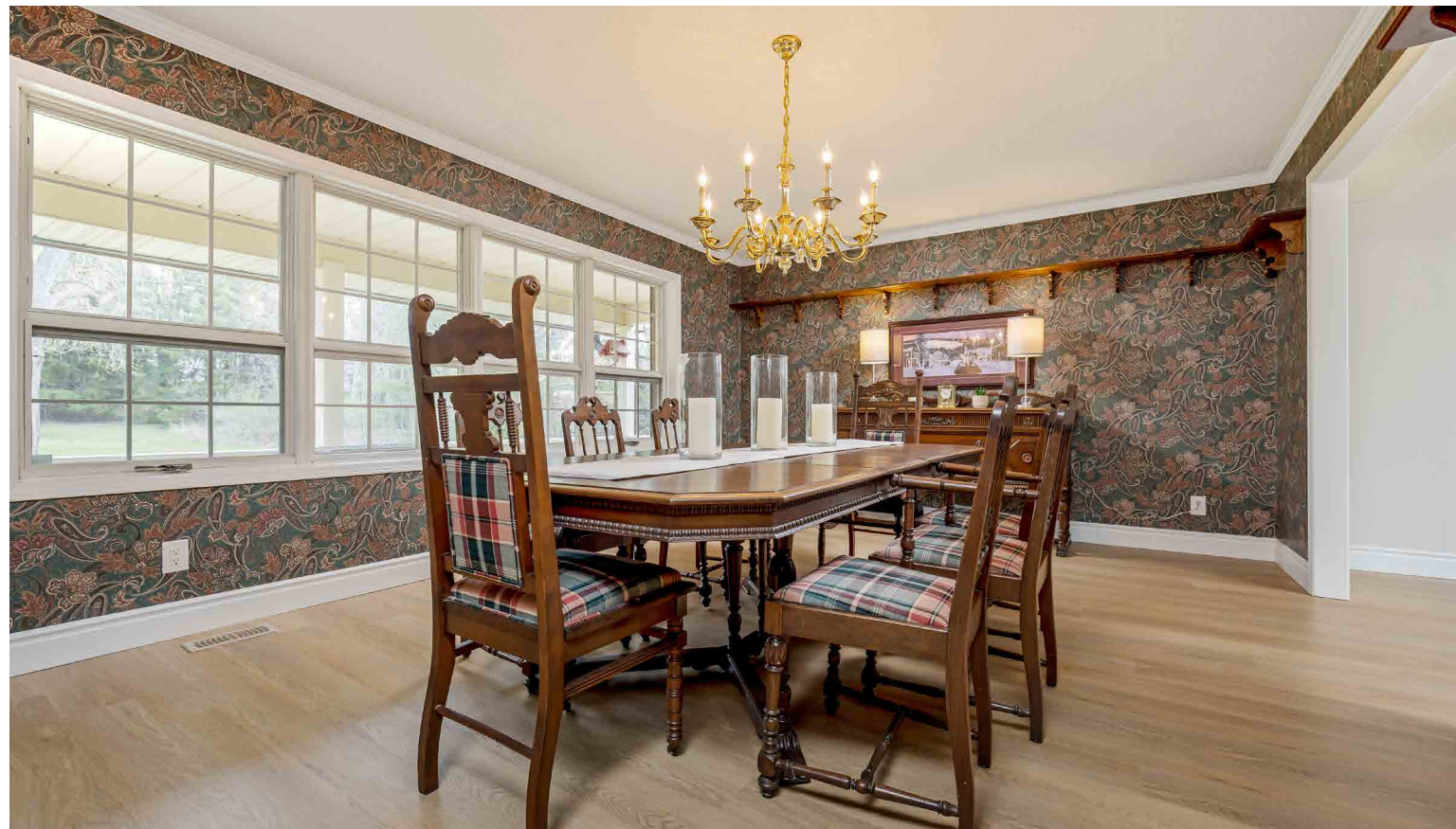
**SERENE COUNTRY LIVING MEETS IN-TOWN CONVENIENCE**

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!

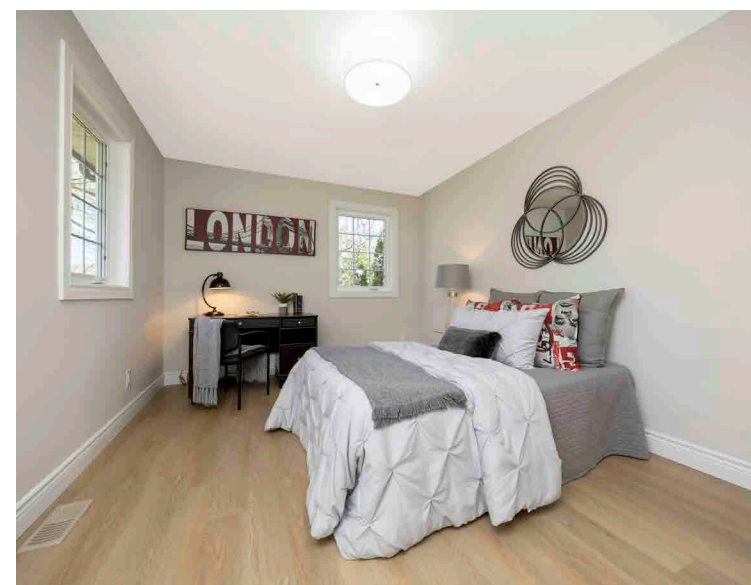
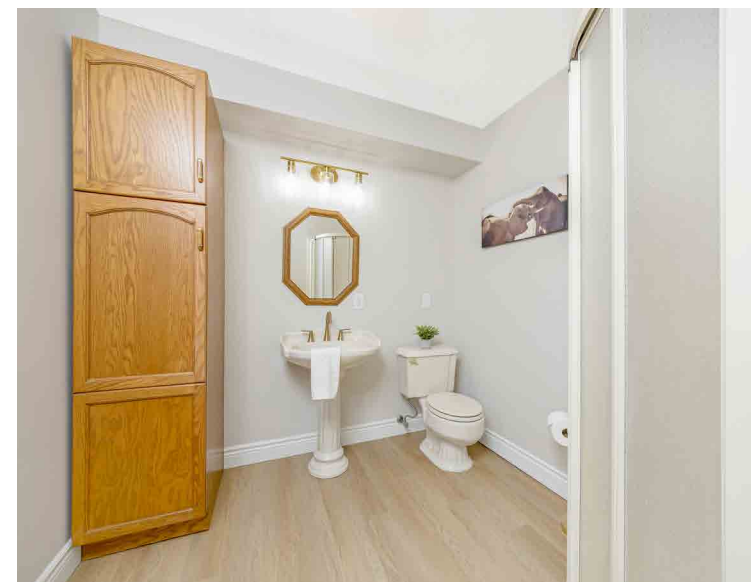
Set well back from the road down a long, paved driveway (shared with one neighbour), this home greets you with an unmistakable sense of calm the moment you arrive. Imagine starting your mornings with the soothing sounds of Silver Creek weaving through the forest at the property's edge, the fresh scent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

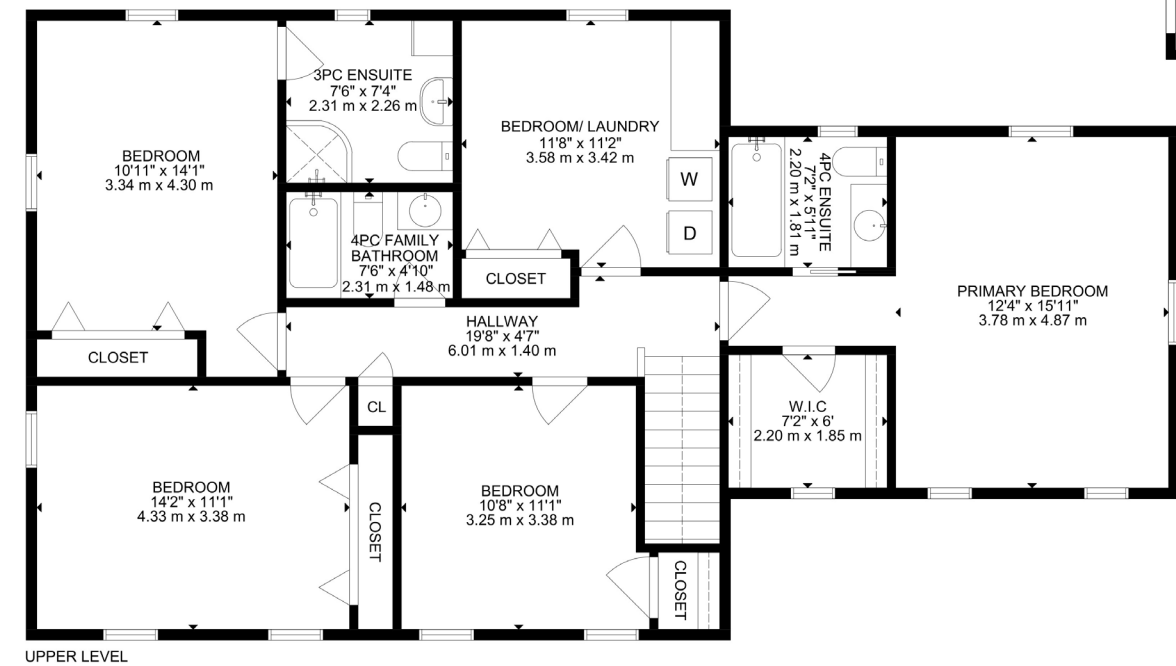
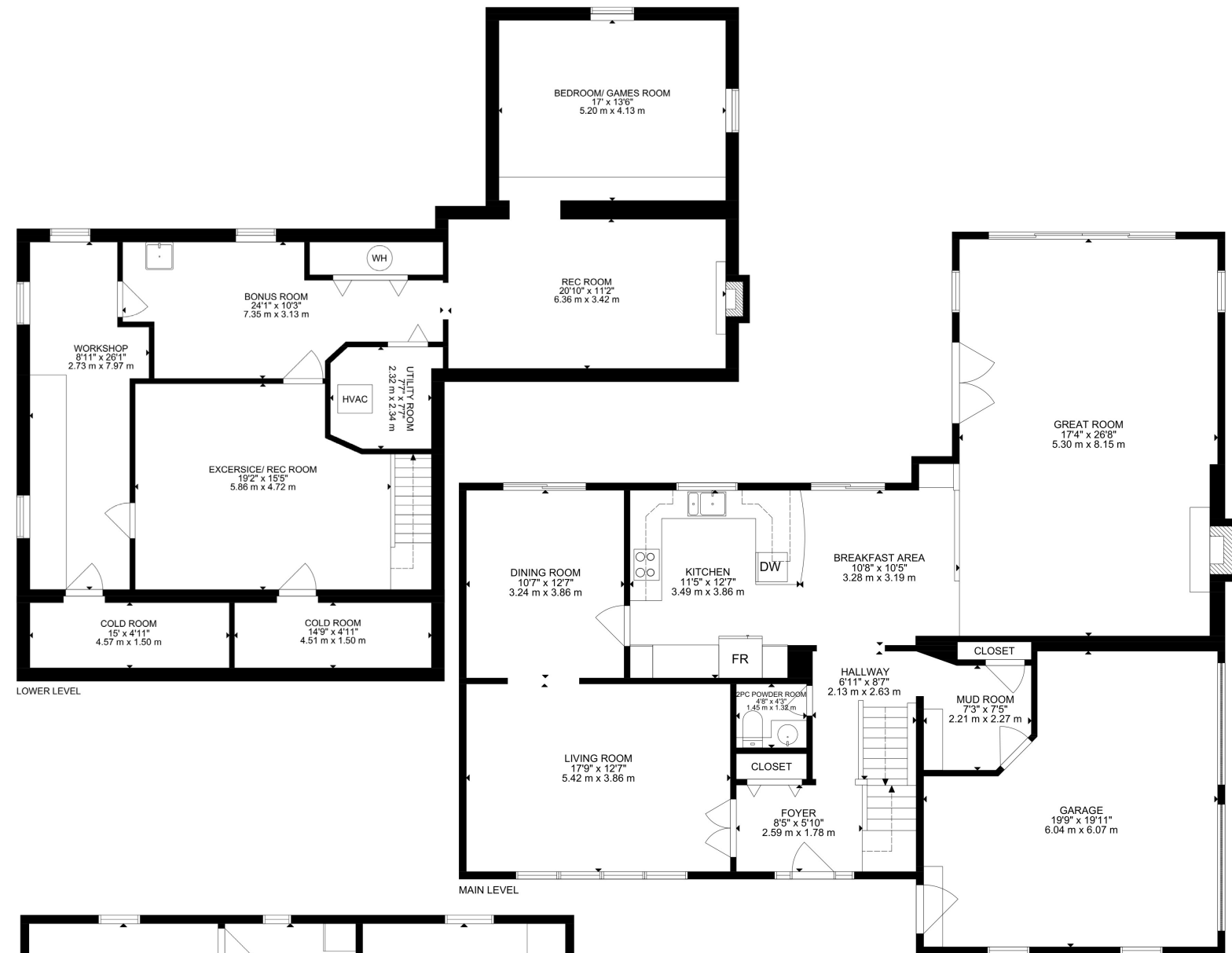
A property like this isn't just a home—it's a chance to slow down, reconnect with nature, and raise a family in a setting where every season offers something new to discover. A peaceful retreat, with every modern convenience only minutes away.

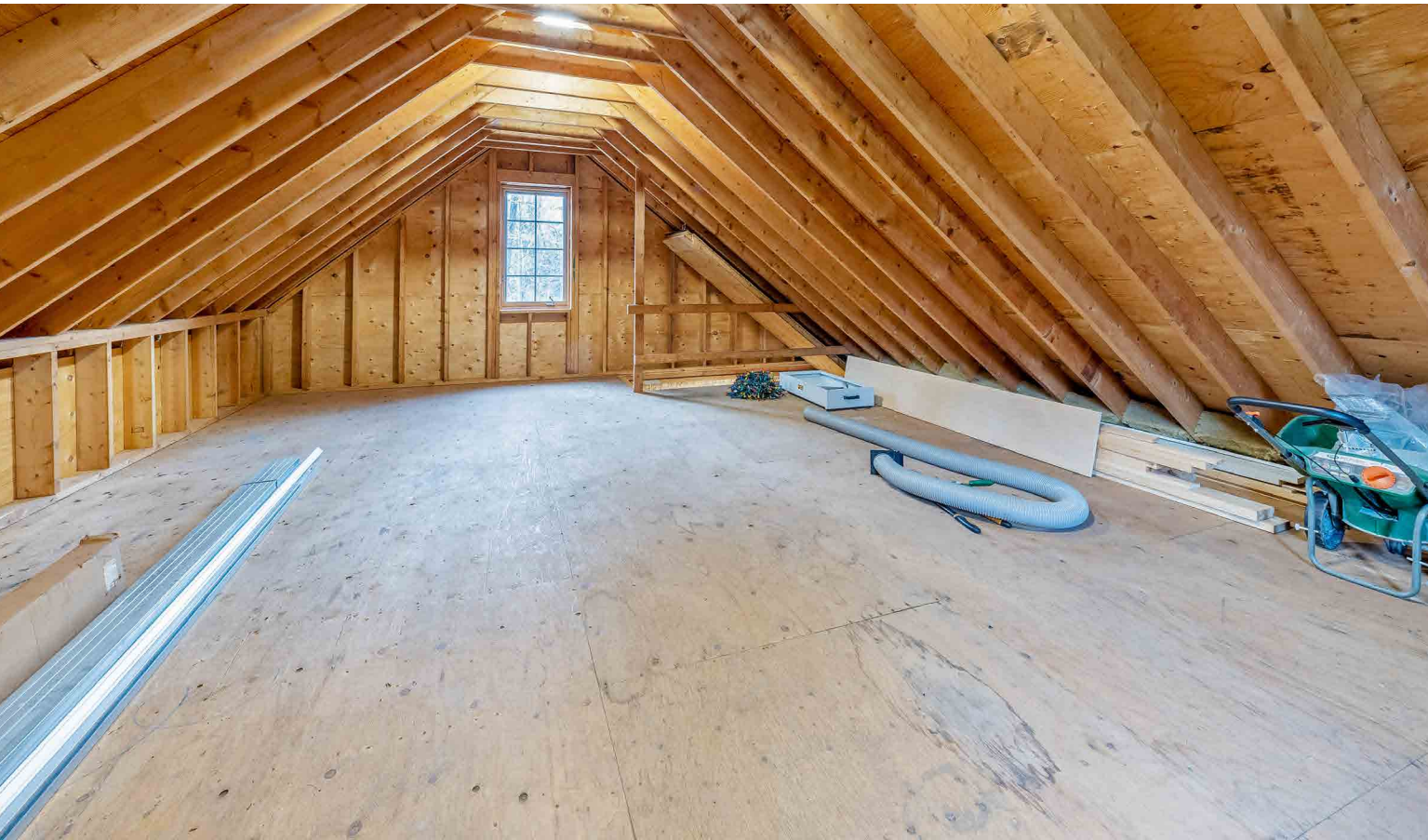
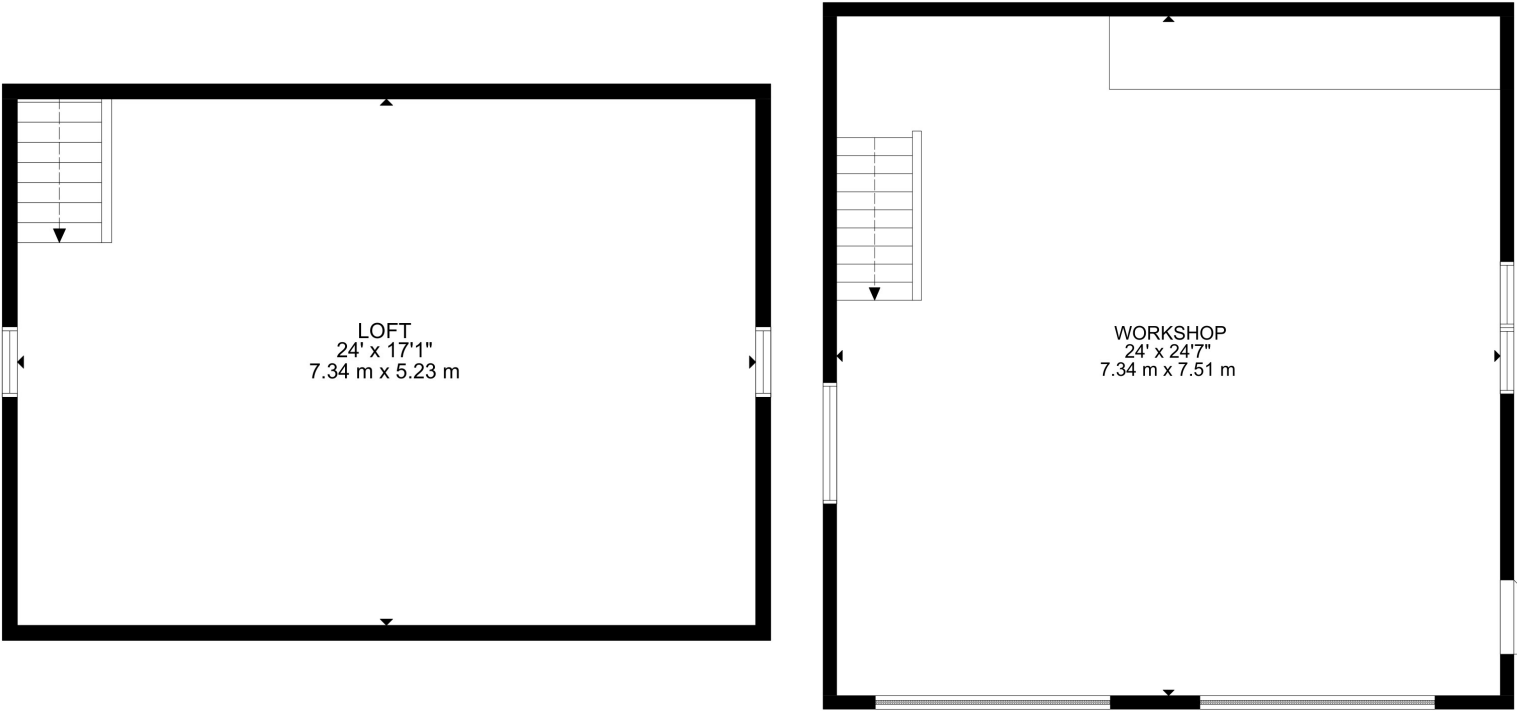














# HOUSE FEATURES

## 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

### 2<sup>ND</sup> BEDROOM

- Luxury vinyl flooring
- Extra deep closet

- Two windows overlooking front yard
- Track lighting

### 3<sup>RD</sup> BEDROOM

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

### 4<sup>TH</sup> 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

### 5<sup>TH</sup> 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.

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# 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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# LISA HARTSINK<sup>BROKER</sup>

COMPASSION LED REALTY TEAM



**COLDWELL BANKER**

**ELEVATE REALTY,  
BROKERAGE**



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