## 11425 2nd Line Nassagaweya Campbellville





### WELCOME TO 11425 2nd Line Nassagaweya

Enjoy a life less ordinary at this storybook Victorian replica home, ideally set on over five picturesque acres in the heart of Campbellville. With a brick and board-and-batten exterior, this timeless country estate offers the perfect backdrop for family living, homesteading, hobby farming, or even a home-based business. The property features a mix of open field and mature woods, with two chicken coops, raised garden beds (with perennial asparagus and berries), and a second driveway leading to the vacant portion-ideal for expansion, animals or storage. Outbuildings abound, including a detached garage with oversized doors and an unfinished loft. The workshop features a roll-up door for easy equipment access and an elegant French door walkout—a dream space for a tradesperson or creative entrepreneur. Cool off in the above-ground pool or stroll through the fields as the sun sets over your very own slice of country paradise. With excellent access to highways, great schools nearby, and the peace and privacy of rural living, this Campbellville gem is a rare opportunity to live the country lifestyle without compromise. Endless charm. Unlimited potential. A place to growinside and out.

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### **SCHOOLS**

Halton District School Board		Halton Catholic District School Board	
ENGLISH			
JK - GR08	Brookevile Public School	JK - GRo8	St Joseph CES
GR09 - GR12	Milton District High School	GR09 - GR12	Christ the King CSS
FRENCH IMMERSION			
GR02 - GR08	Martin Street Public School	GR01 - GR04	St. Catherine of Alexandria CES
GR09 - GR12	Milton District High School	GR05 - GR08	St. Brigid CES
		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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### HOUSE FEATURES

#### MAIN LEVEL

#### FRONT ENTRY

- Long covered porch overlooking front yard with decorative well and fire pit with cement pad and natural stone surround
- Exterior wall sconce lighting
- Single door entry with doorlite

#### MUD ROOM & LAUNDRY

- Laminate flooring
- Exposed brick
- Built-in closet with sliding doors
- GE washer and dryer
- Laundry sink
- Two windows overlooking front and back yards
- Recessed LED lighting

#### 2-PIECE BATHROOM

- Sliding barn door entry
- Laminate flooring
- Single vanity
- Decorative mirror
- Chandelier lighting

#### **KITCHEN**

- Acacia hardwood flooring
- Shaker style cabinetry with hidden storage drawers, soft close hinges and slides, black hardware, and pantry cabinets
- Exposed brick
- Marbled granite countertops
- Double ceramic farmhouse sink
- Island with hickory butcher block
- Two windows overlooking front yard
- Stainless steel Frigidaire French door fridge
- Stainless steel LG dishwasher
- Built-in Panasonic microwave
- Whirlpool electric range
- AKDY copper finish hood fan with filigree pattern
- Wood ceiling beams
- Pendant and recessed LED lighting

#### **DINING ROOM**

Acacia hardwood flooring

- French door walkout to screened back porch with composite decking, ceiling fan, and recessed lighting
- Barn board feature wall
- Built-in storage unit including glass display cabinets and wine storage
- Farmhouse style chandelier
- Recessed lighting

#### LIVING ROOM

- French door walkout to front porch with sliding screen
- Acacia hardwood flooring
- Pacific Energy wood burning fireplace with brick and ship-lap
- surround, and large wood mantle
- Built-in desk and storage unit
- Window overlooking backyard
- Two farm house style ceiling fans
- Recessed lighting

#### **UPPER LEVEL**

#### HALLWAY

- Acacia hardwood flooring
- Oak railing with black iron balusters
- Open shelving
- Window overlooking backyard
- Farmhouse style pendant lighting

#### **2ND BEDROOM**

- Pine hardwood flooring
- Built-in closet
- Window overlooking side yard
- Ceiling fan

#### PRIMARY BEDROOM

- Pine hardwood flooring
- Semi-ensuite access to family bathroom
- Wood panel accent wall
- Built-in double wardrobe
- Window overlooking backyardCeiling fan

#### 4-PIECE FAMILY BATHROOM

- Pine hardwood flooring
- Bathtub with tile surround
- Shower with tile surround and recessed lighting

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- Built-in storage
- Large single vanity
- Vanity lighting
- Window overlooking front yard

#### **3RD BEDROOM**

- Pine hardwood flooring
- Window overlooking backyard
- Semi-flush mount lighting

#### 4TH BEDROOM

- Pine hardwood flooring
- Double closet
- Window overlooking side yard
- Flush mount lighting

#### BASEMENT

#### **REC ROOM**

- Laminate flooring with vinyl underlay and thermal break vapour barrier
- Sliding door walkout to backyard
- Wet bar with shaker style cabinetry with black fixtures and hardware, and industrial/farmhouse style shelving with mirrored backsplash
- Pacific Energy wood burning fireplace with brick surround and wood mantle
- Two windows facing side yard
- Recessed lighting

#### **3-PIECE BATHROOM**

- Vinyl tile flooring
- Single vanity
- Step-in shower with tile surround

• Laminate flooring with vinyl underlay

and thermal break vapour barrier

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

PARKS & REC

4 tennis courts, 2 trails and 1 other facilities

are within a 20 min walk of this home.

• Window facing backyard

• Recessed lighting

• Recessed lighting

#### **5TH BEDROOM**

### HOUSE FEATURES

#### DETACHED WORKSHOP

• Approx. 40 ft x 17 ft

DETACHED GARAGE

• Exterior wall sconce lighting

• Two insulated roll-up doors,

• Partially sprayfoam insulated

• Unfinished loft with three gabled

windows and sliding door walkout

• Approx. 23 ft x 40 ft

• Single door entry

to balcony

• Board and batten siding

18ft x 9 ft and 9 ft x 9 ft

Permitted

- Vinyl board and batten siding
- Exterior spotlight
- Single door entry with doorlite
- Insulated roll-up door
- Heated concrete floor
- French doors to rear
- Two large windows
- Water heater and expansion tank
- 100 amp panel
- Recessed lighting



#### ADDITIONAL FEATURES

- U-shaped driveway to home, second driveway for vacant land access
- 5.017 acre lot partially cleared, partially treed
- Fishing pond, spring fed from Bronte Creek, with floating dock and bridge
- Tree fort with hydro and balcony overlooking pond
- Two 10 ft x 20 ft chicken coops
- Raised garden beds planted with perennial asparagus and berries
- Above ground pool with liner (approx. 2022)
- Large firewood shelter
- Septic, located in back, with Flexlite pump
- Artesian well, located in front
- UV system, owned
- Water Softener, owned
- Hot water heater, rented with Reliance
- Propane furnace (approx. 2020)
- Upgraded blown in insulation around basement perimeter (approx. 2022)
- Upgraded Roxul insulation and vapour barrier through main and upper levels
- 1ft of blown in insulation in attic
- Stainless steel chimney liner
- Shingled roof (approx. 2017)
- Two security cameras, owned, unmonitored
- Starlink internet
- 200 amp and 60 amp electrical panels

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### FLOOR PLANS



### FLOOR PLANS

# LISA HARTSINE K COMPASSION LED REALTY TEAM

**COMPASSION · INTEGRITY · PERFORMANCE** LISA@LISAHARTSINK.COM 905.873.9944 LISAHARTSINK.COM







COLDWELL BANKER BROKERAGE