

11425 2nd Line Nassagaweya *Campbellville*

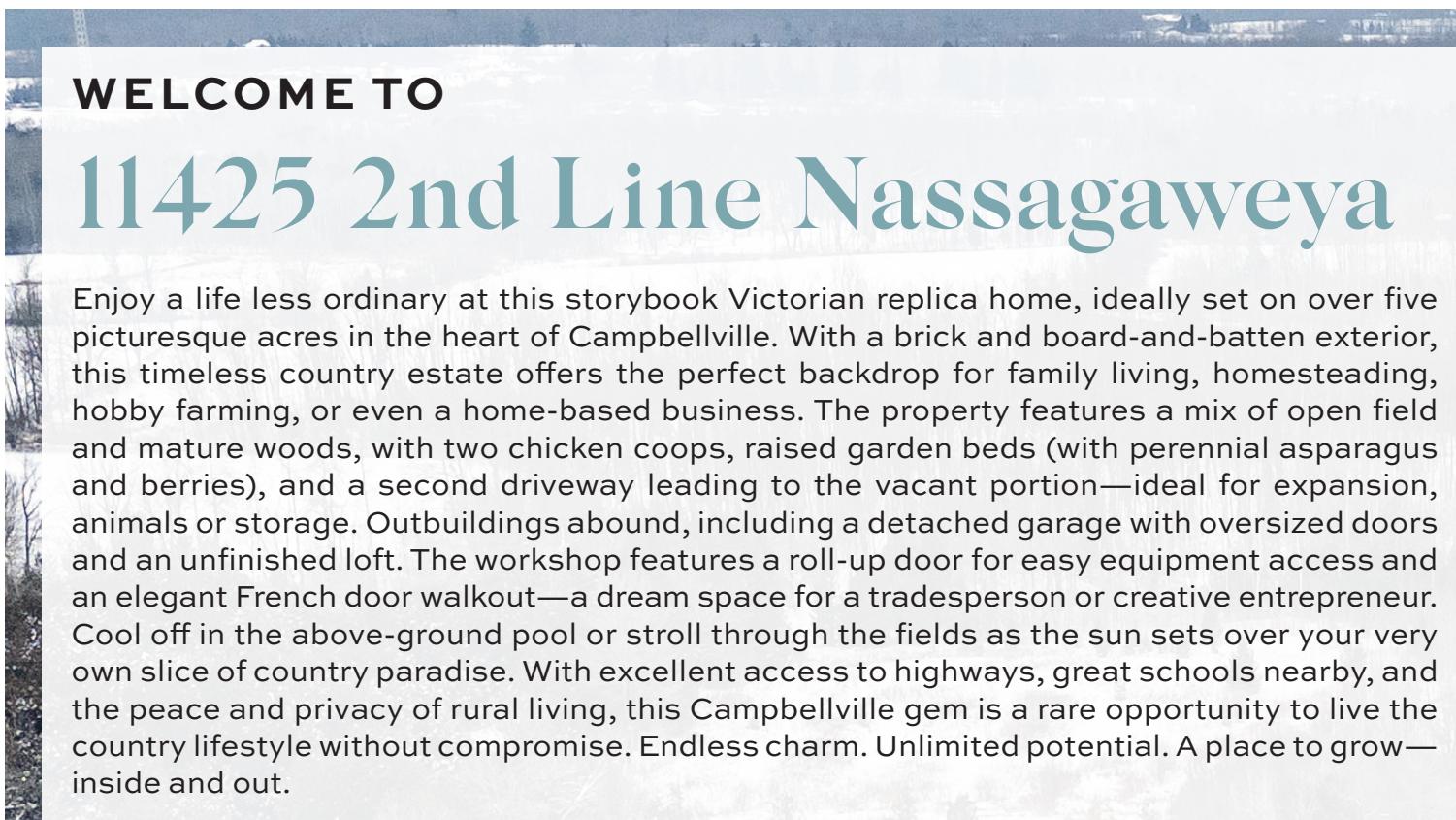


LH
**LISA
HARTSINK**
COMPASSION LED REALTY TEAM

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 grow—inside and out.



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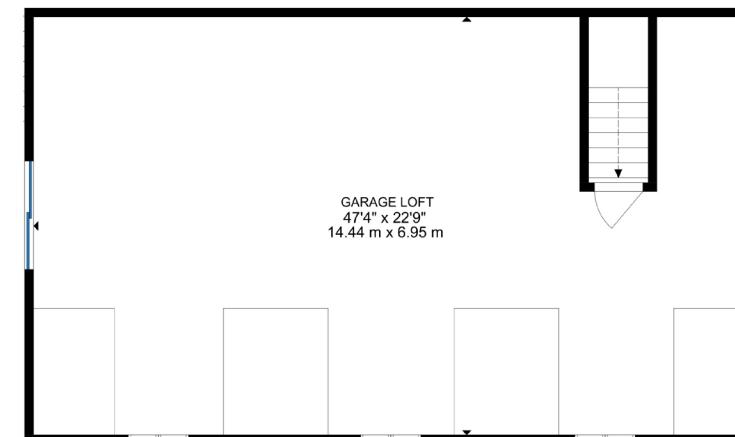
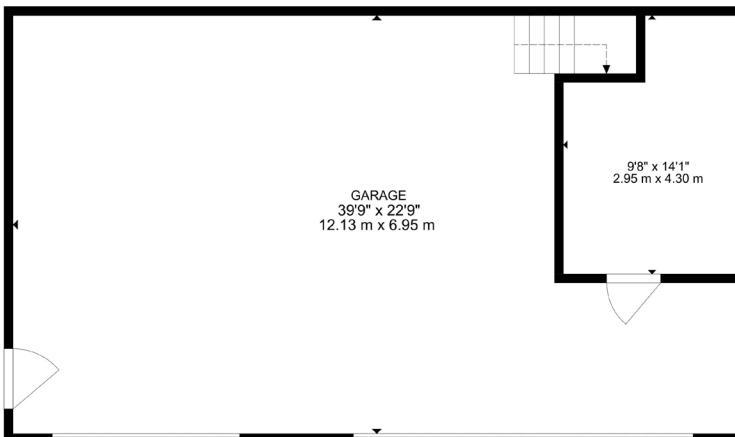
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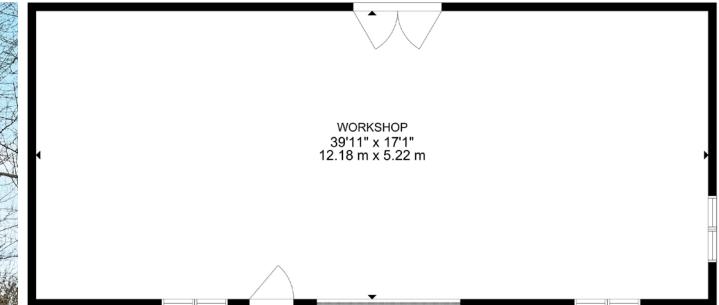


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SCHOOLS

Halton District School Board

Halton Catholic District School Board

ENGLISH

| | | | |
|-------------|-----------------------------|-------------|---------------------|
| JK - GR08 | Brookeville Public School | JK - GR08 | St Joseph CES |
| GR09 - GR12 | Milton District High School | GR09 - GR12 | Christ the King CSS |

FRENCH IMMERSION

| | | | |
|-------------|-----------------------------|-------------|---------------------------------|
| GRO2 - GR08 | Martin Street Public School | GRO1 - GRO4 | St. Catherine of Alexandria CES |
| GR09 - GR12 | Milton District High School | GRO5 - GRO8 | St. Brigid CES |
| | | GRO9 - 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/>

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 backyard
- Ceiling fan

4-PIECE FAMILY BATHROOM

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

- 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
- Recessed lighting

5TH BEDROOM

- Laminate flooring with vinyl underlay and thermal break vapour barrier
- Window facing backyard
- Recessed lighting

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



4 tennis courts, 2 trails and 1 other facilities are within a 20 min walk of this home.

HOUSE FEATURES

DETACHED GARAGE

- Permitted
- Approx. 23 ft x 40 ft
- Board and batten siding
- Exterior wall sconce lighting
- Single door entry
- Two insulated roll-up doors, 18ft x 9 ft and 9 ft x 9 ft
- Partially sprayfoam insulated
- Unfinished loft with three gabled windows and sliding door walkout to balcony



DETACHED WORKSHOP

- Approx. 40 ft x 17 ft
- 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

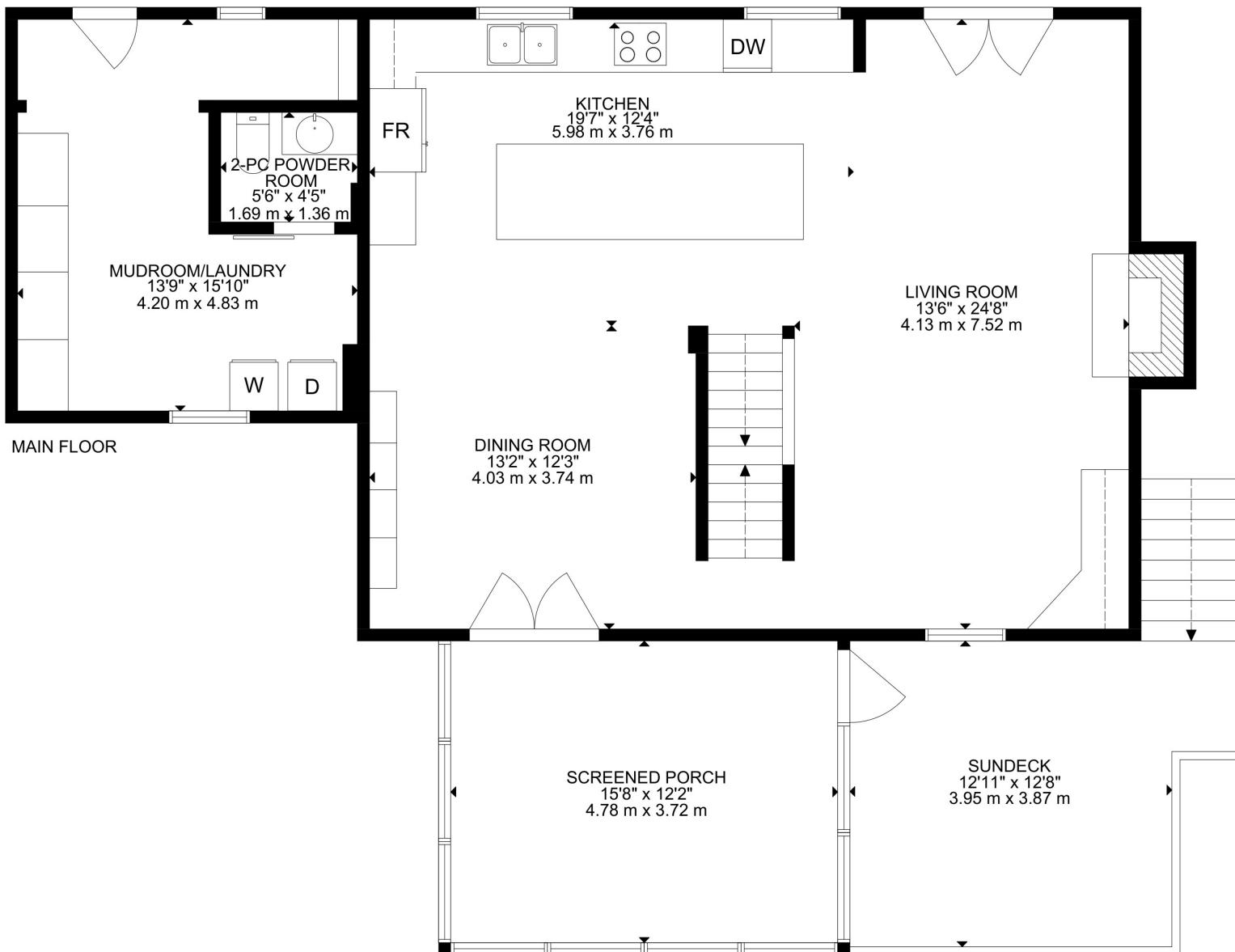
ADDITIONAL FEATURES

- 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

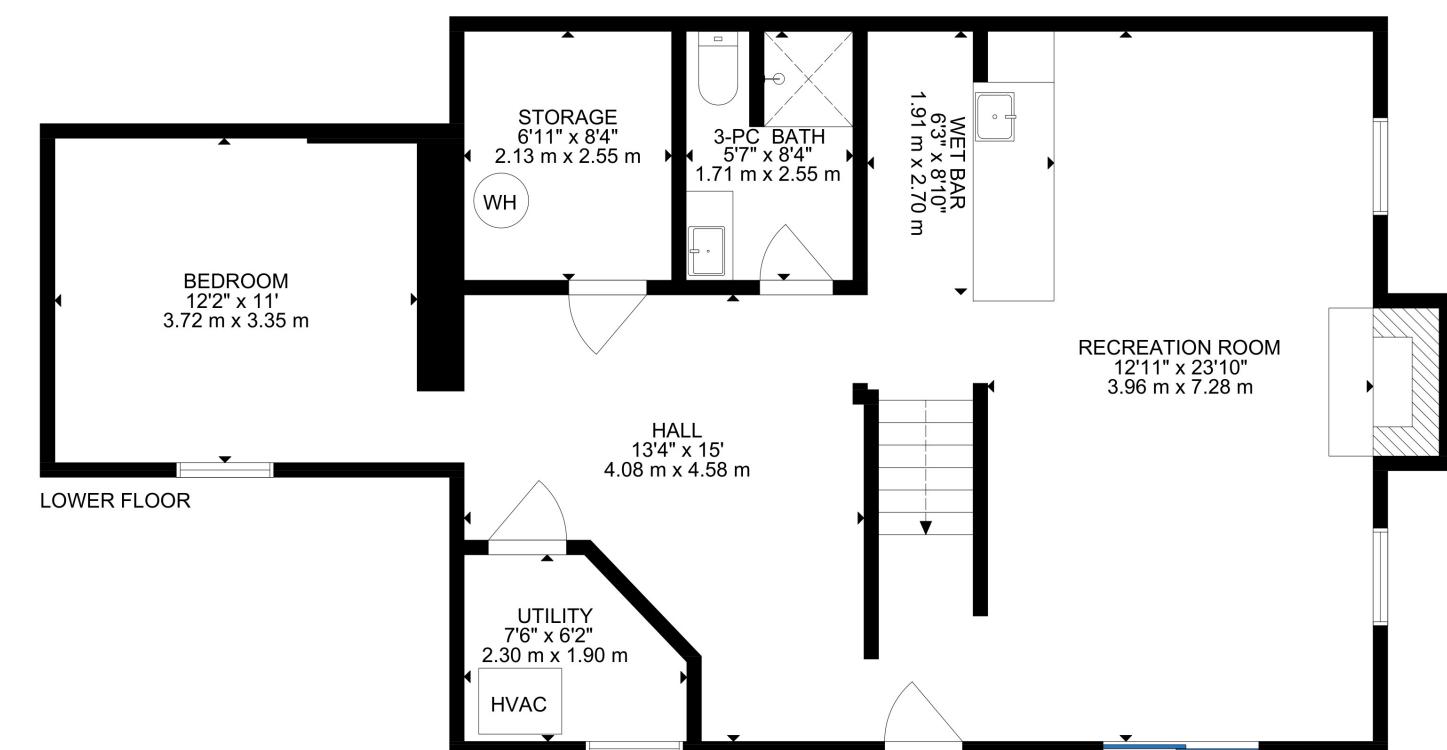
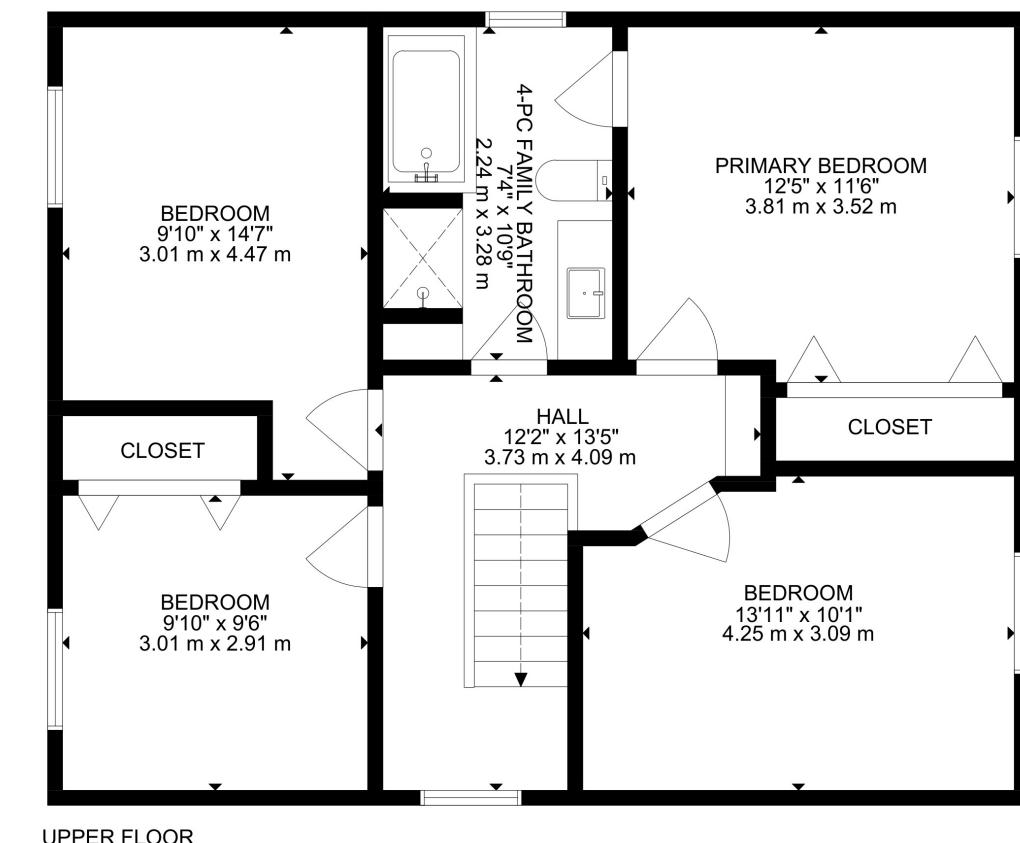


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BROKER OF RECORD, FOUNDER

FLOOR PLANS



FLOOR PLANS





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COLDWELL BANKER

ELEVATE REALTY,
BROKERAGE