

13442 22 Sideroad

Halton Hills

LH

COMPASSION
LED LUXURY
LISTING



LISA
HARTSINK BROKER

COMPASSION LED REALTY TEAM

WELCOME TO

13442 22 Sideroad, Halton Hills

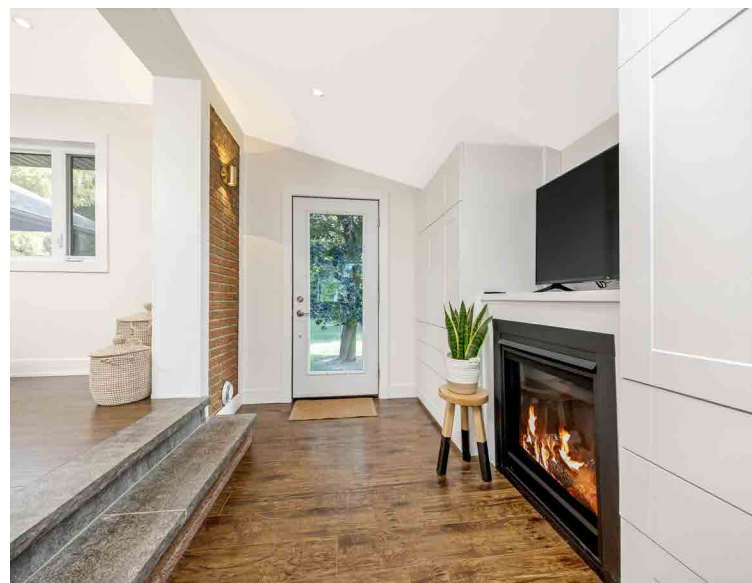
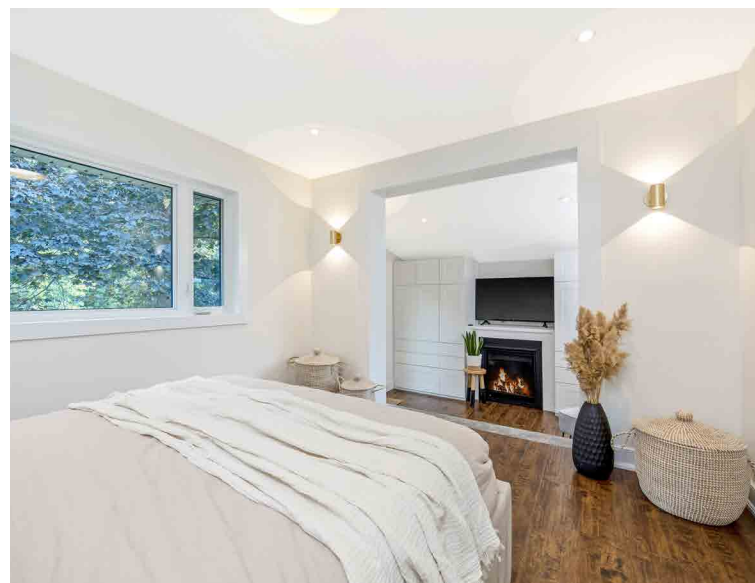
SPACE TO GROW & ROOM TO ROAM, ALL CLOSE TO TOWN

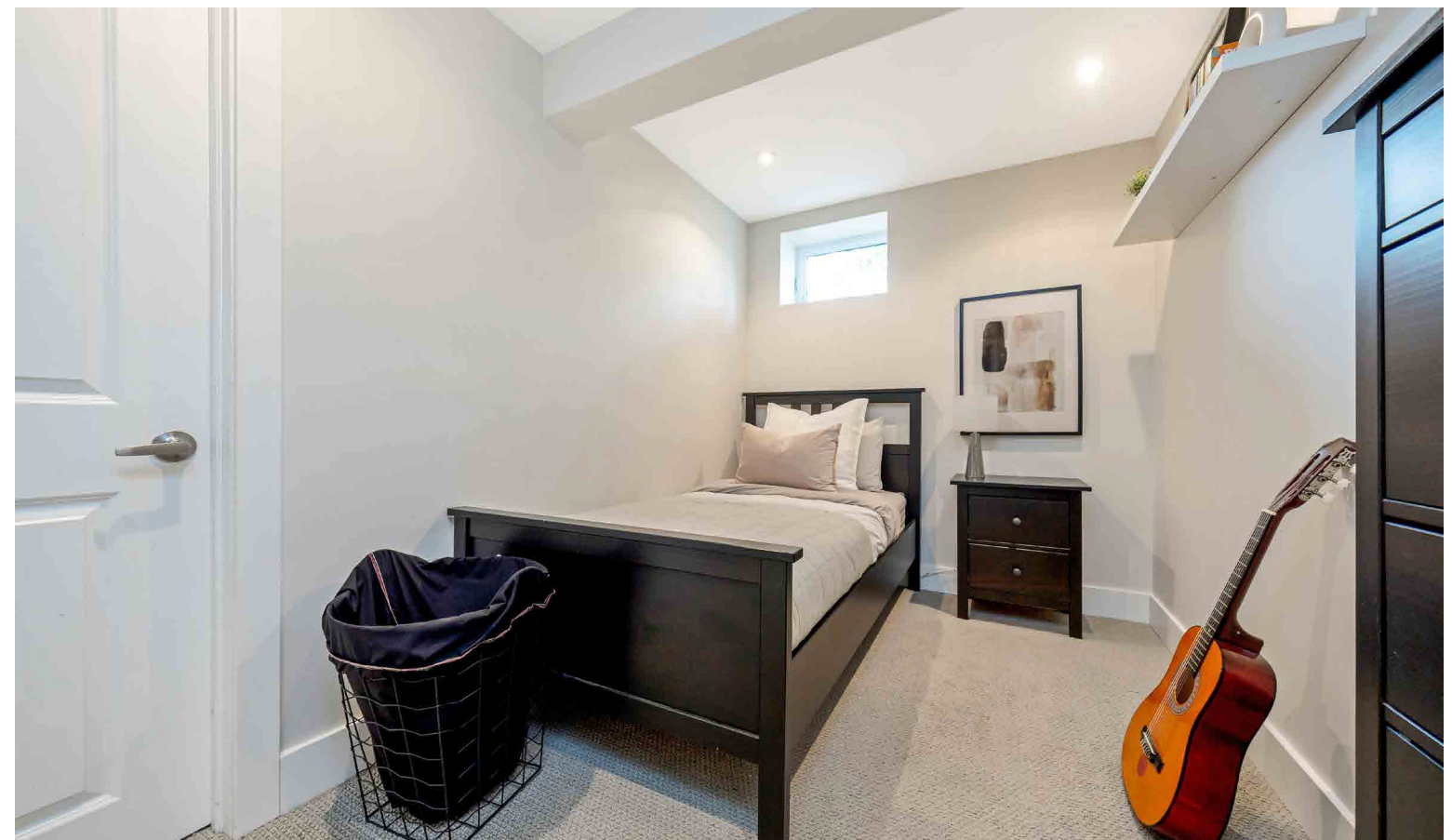
At the very end of a quiet, dead-end road, you'll find a property that rarely comes to market—a sprawling 10+ acre retreat on a privately owned and maintained road. Surrounded by towering woods, partially cleared land, and your very own ATV/dirt bike track, this is where privacy, play, and peaceful living converge. Located just around the corner from scenic Glen Williams and Scotsdale Farm, only a 5-minute drive to Georgetown and 20 minutes to the 401, this property offers the ideal escape without sacrificing access to amenities. Whether you're looking to unwind in nature, entertain guests, or run your business from home, this ideally located property makes it all possible. If you want privacy on some acreage close to town—this is the place.

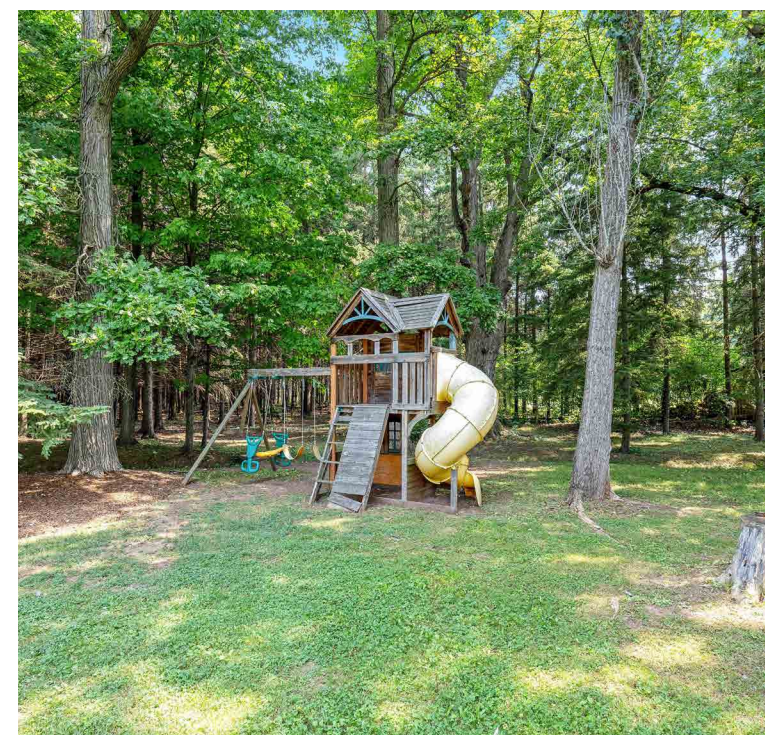
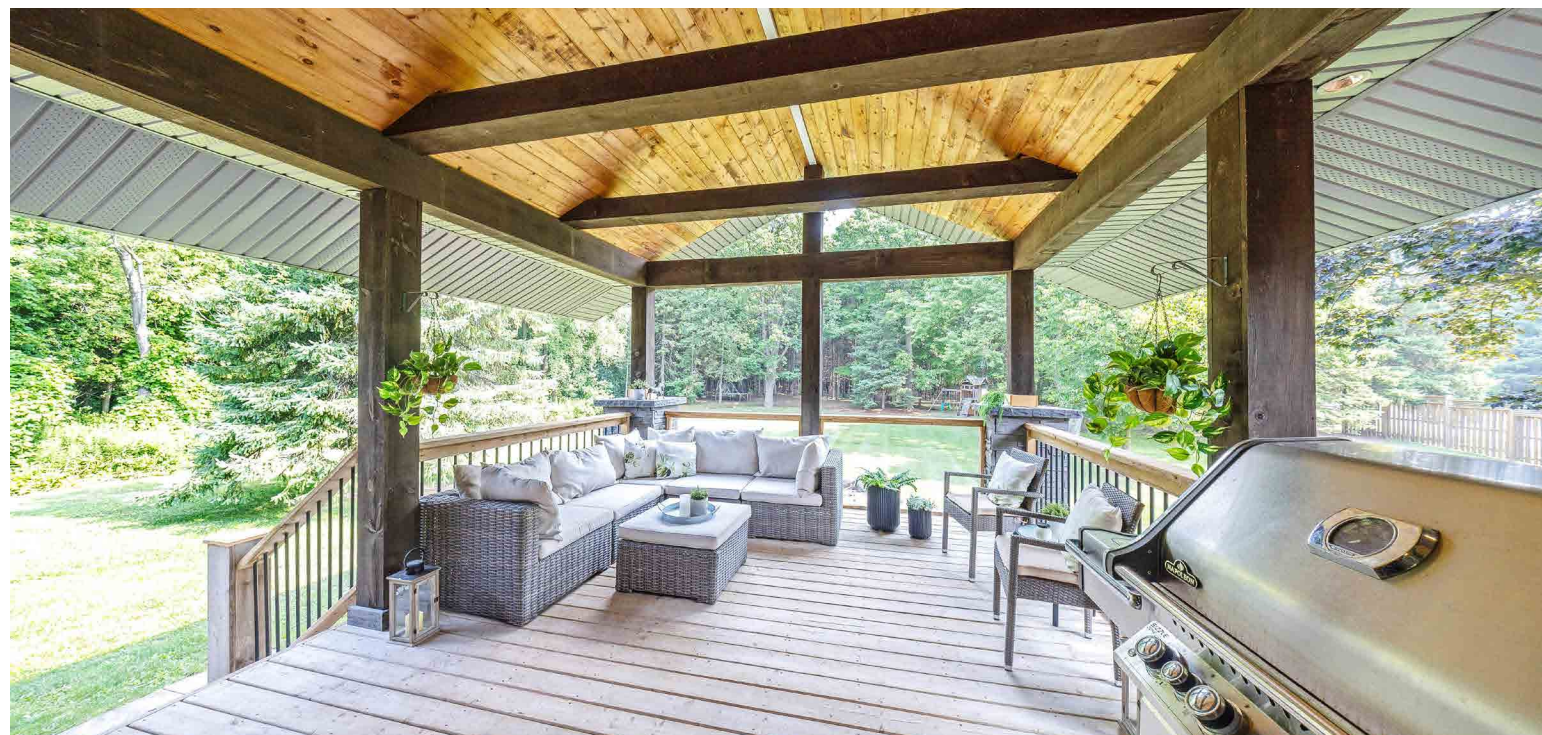


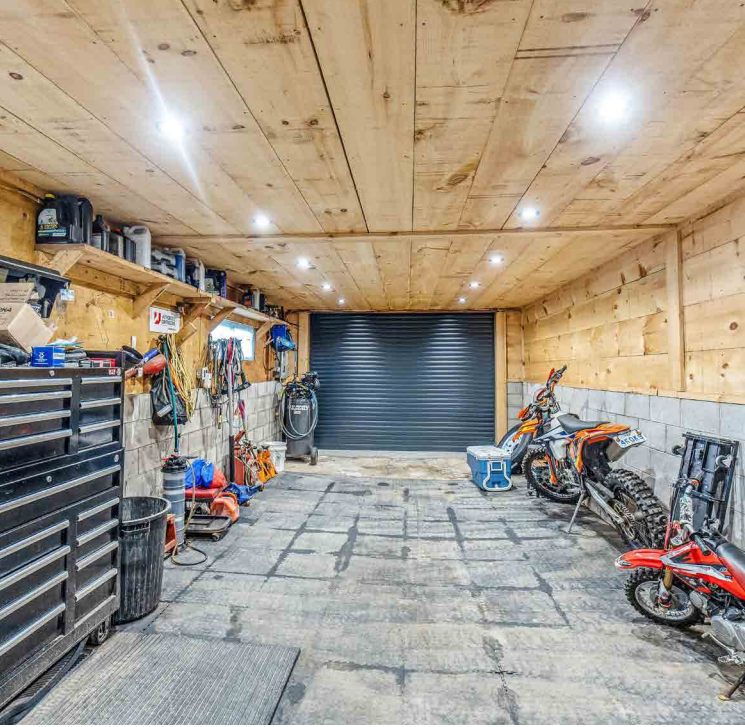
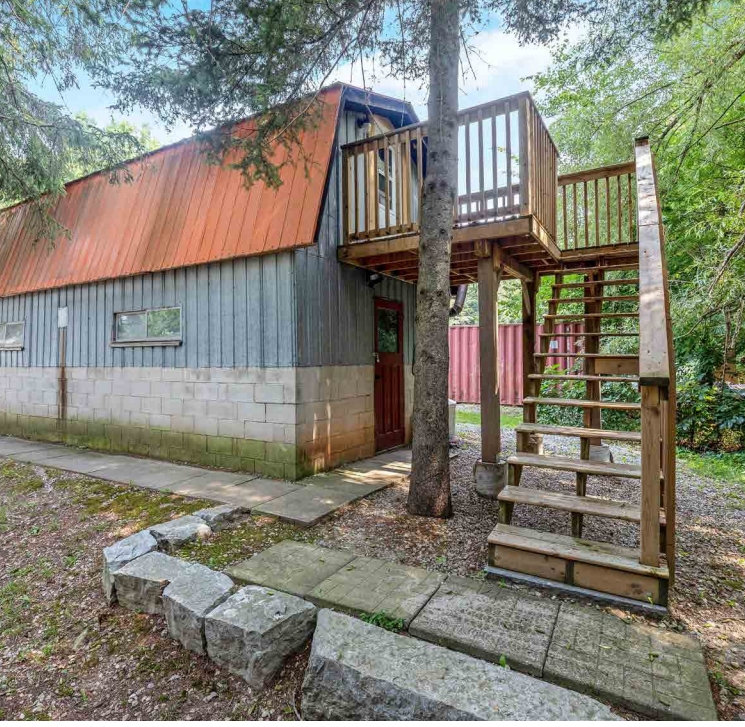
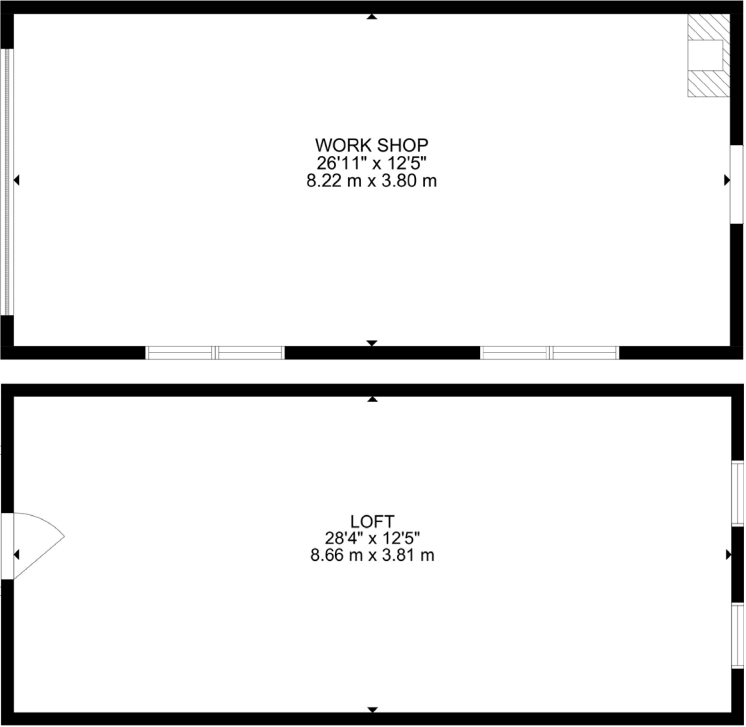




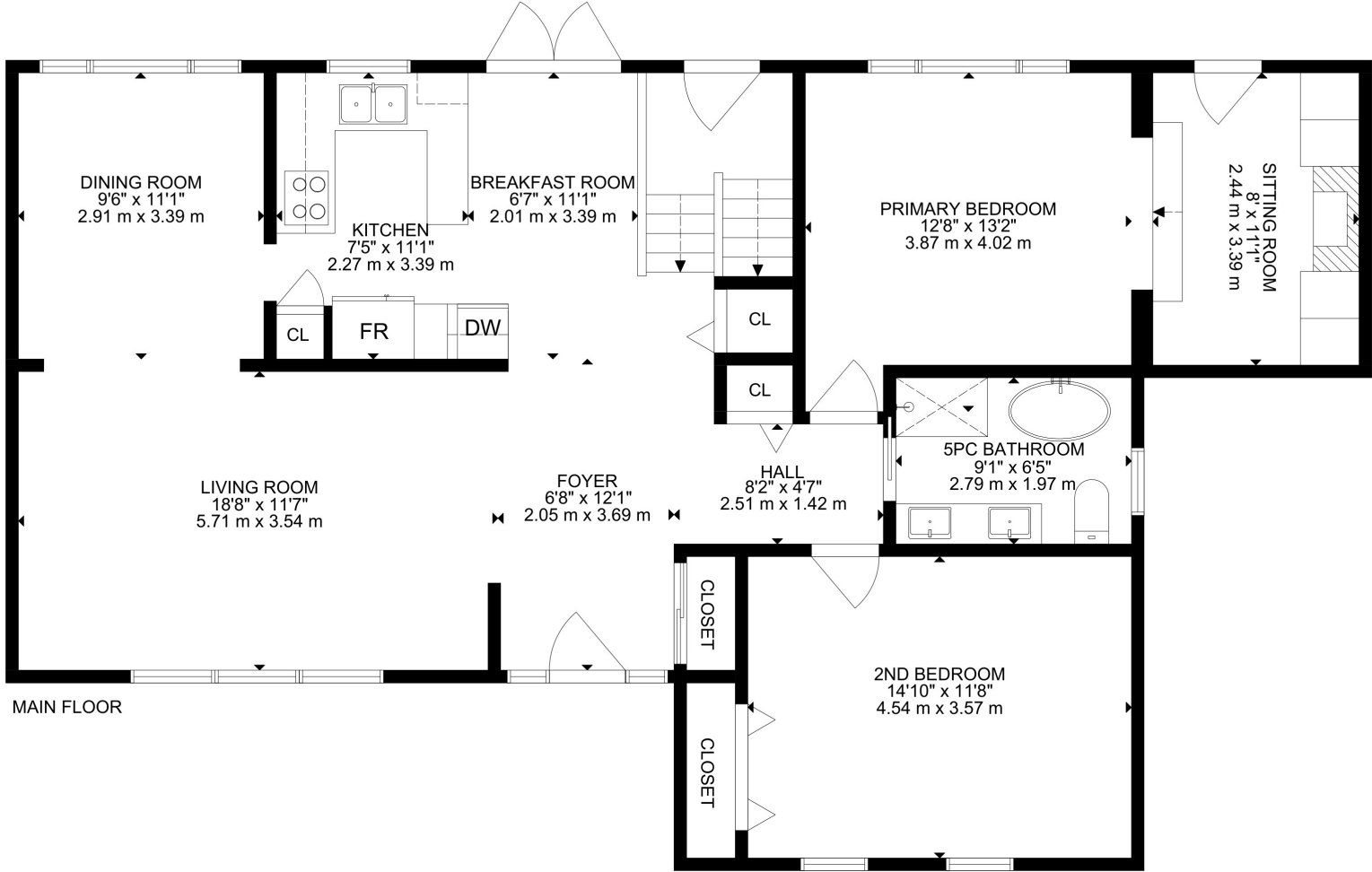




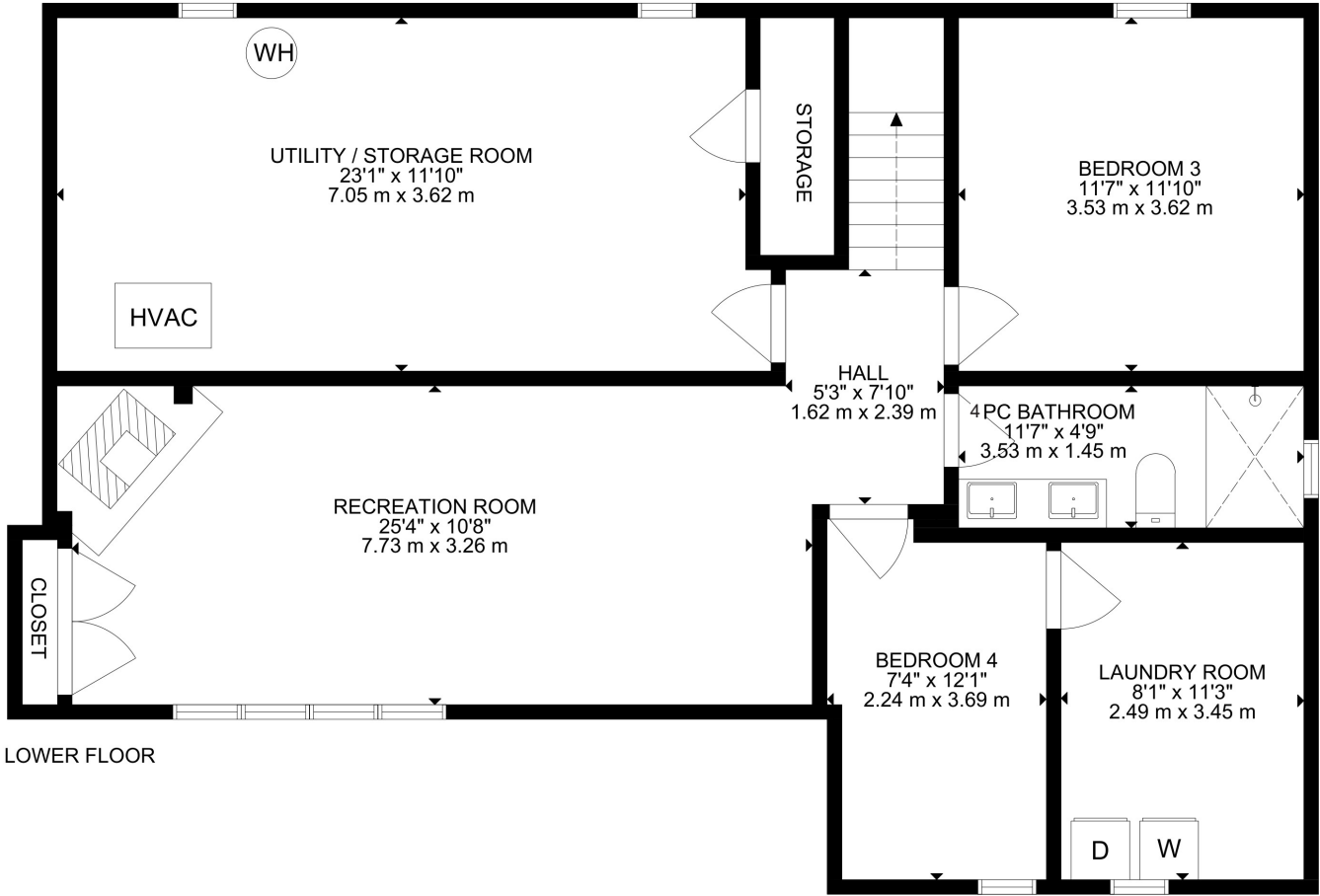




FLOOR PLANS



FLOOR PLANS



HOUSE FEATURES

MAIN LEVEL

FRONT ENTRANCE

- Interlock walkway and patio, and raised stone porch
- Single door entry with storm door, sidelite and doorlite
- Laminate flooring
- Double mirrored sliding door closet
- Crown moulding
- Shiplap ceiling with recessed lighting

LIVING ROOM

- Open concept
- Laminate flooring
- Triple pane picture window overlooking front yard
- Crown moulding
- Shiplap ceiling with recessed lighting

DINING ROOM

- Laminate flooring
- Large window overlooking backyard
- Contemporary chandelier
- Crown moulding
- Shiplap ceiling with recessed lighting

KITCHEN

- Laminate flooring
- Two-tone white and grey cabinetry with nickel hardware and peninsula
- Carrera marble countertop
- Mosaic tile backsplash
- Double stainless steel sink with chrome pull-down faucet
- Window overlooking backyard
- Stainless steel appliances including: Samsung French door fridge, GE stove and over-the-range microwave, LG dishwasher
- Crown moulding
- Recessed and flush mount lighting
- Shiplap ceiling

BREAKFAST AREA

- Laminate flooring
- French door walkout to back deck
- Flush mount lighting
- Shiplap ceiling

HALLWAY

- Laminate flooring

- Two closets
- Floating shelves
- Shiplap ceiling

PRIMARY BEDROOM

- Laminate flooring
- Large window overlooking backyard
- Sunken dressing area with built-in wardrobes, electric fireplace, window overlooking front yard, and glass door walkout to backyard
- Wall sconce and recessed lighting

2ND BEDROOM

- Laminate flooring
- Two windows overlooking front yard
- Double closet with bi-fold doors
- Recessed lighting

5 PIECE BATHROOM

- Heated tile flooring
- Step-in glass and tile shower
- Ove Decors freestanding tub
- Large window overlooking side yard
- Double vanity cabinet with stone countertop
- Vanity, wall sconce, and recessed lighting

BASEMENT

REC ROOM

- Broadloom flooring
- Wood stove with stone platform and surround
- Long above grade window facing front yard
- Recessed lighting

3RD BEDROOM

- Broadloom flooring
- Above grade window facing backyard
- Pendant and recessed lighting

4 PIECE BATHROOM

- Heated mosaic tile flooring
- Step-in shower with sliding glass door, rainfall showerhead, subway tile surround, niche, and above grade window facing side yard
- Double vanity cabinet with marble countertop and chrome faucets
- Barnboard accent wall
- Vanity and recessed lighting

4TH BEDROOM

- Broadloom flooring
- Access to laundry room
- Above grade window facing front
- Recessed lighting

LAUNDRY ROOM

- Mosaic tile flooring
- LG washer and dryer pair
- Above grade window facing front

UTILITY & STORAGE ROOM

- Concrete floor
- Storage under stairs
- Built-in shelving
- Above grade window facing front

ADDITIONAL FEATURES

- 10.02 acre lot, partially cleared and partially wooded, on private road (maintained by Watch Tower)
- Asphalt driveway with parking for six vehicles
- Attached two car garage with remote opener
- Spacious raised deck and pavilion with stone pillars and wood beams, cedar ceiling, and glass railings overlooking backyard with river stone and paver pathway surround
- Detached powered workshop with roll-up door, wood stove (*as is*), recessed lighting, space for up to two vehicles, and finished loft/office space above
- ATV/dirt bike track
- Asphalt shingle roof (*approx. 2018*)
- Windows (*approx. 2021*)
- Propane tank, owned (*approx. 2018*)
- Payne brand furnace (*approx. 2017*)
- Central air conditioner
- UV system, iron separator, two water filters, and reverse osmosis
- Water Worker pressure tank
- Culligan brand water softener, owned
- Giant Greenfoam brand hot water heater, owned (*approx. 2018*)
- Beam brand central vacuum
- Telus security system
- 200 amp panel, copper wiring

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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