



HARTSINK BROKER

COMPASSION LED REALTY TEAM



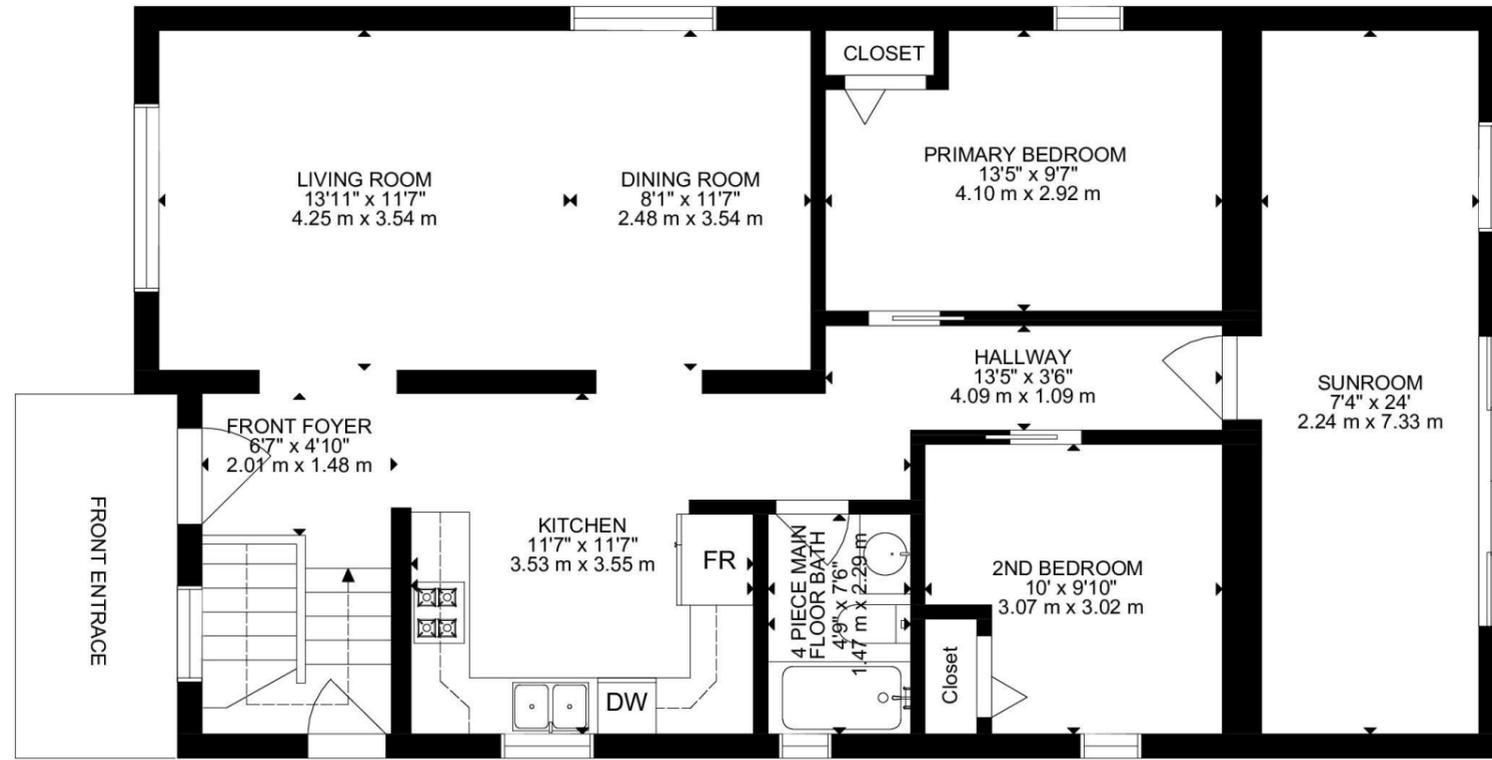
268 Peel Street
Acton

LISAHARTSINK.COM 905.873.9944

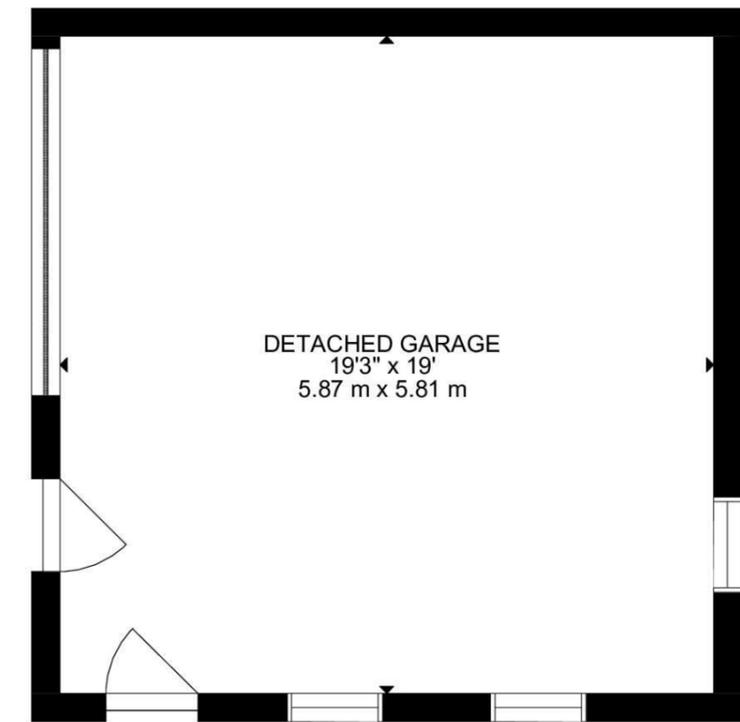
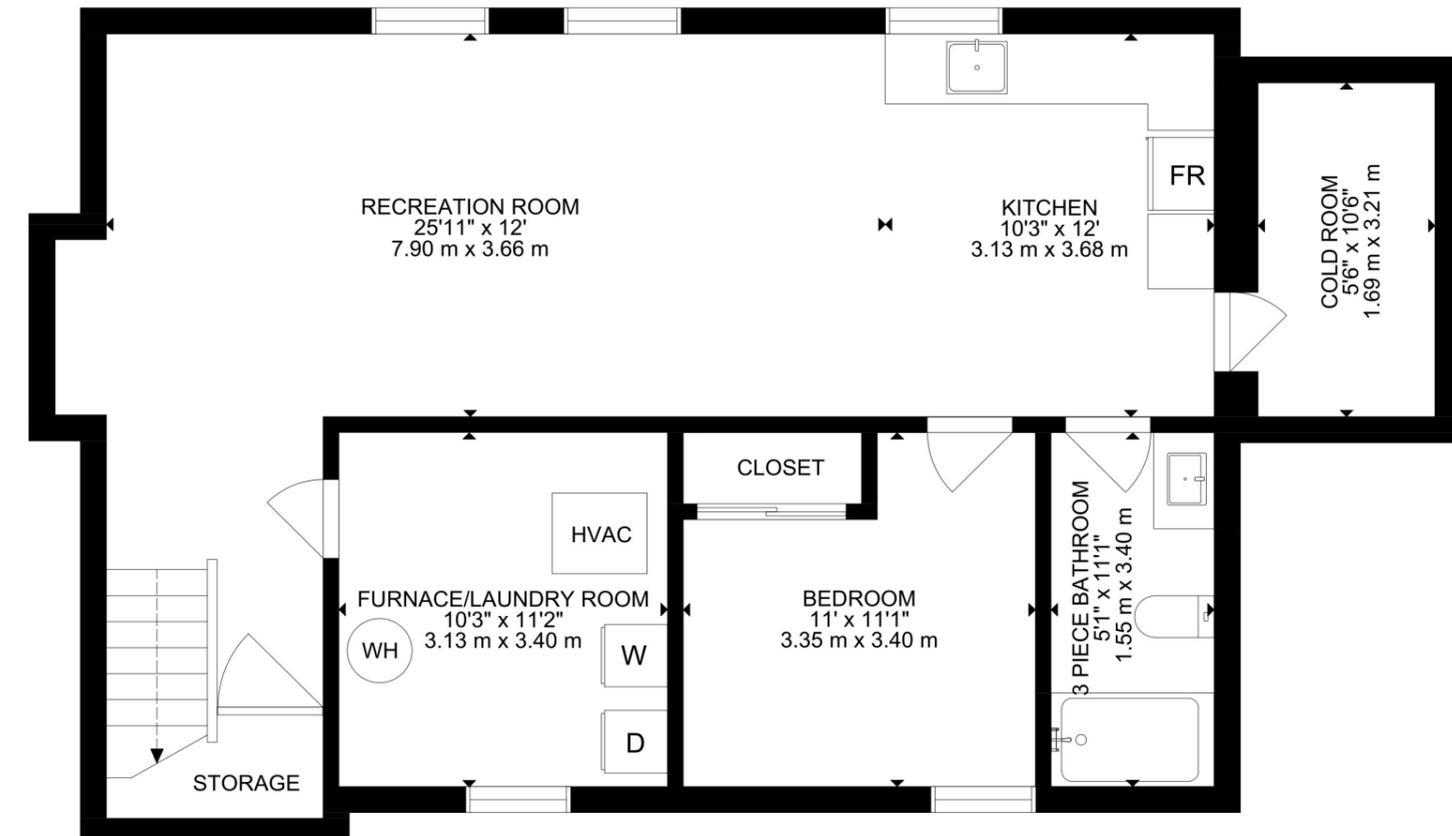
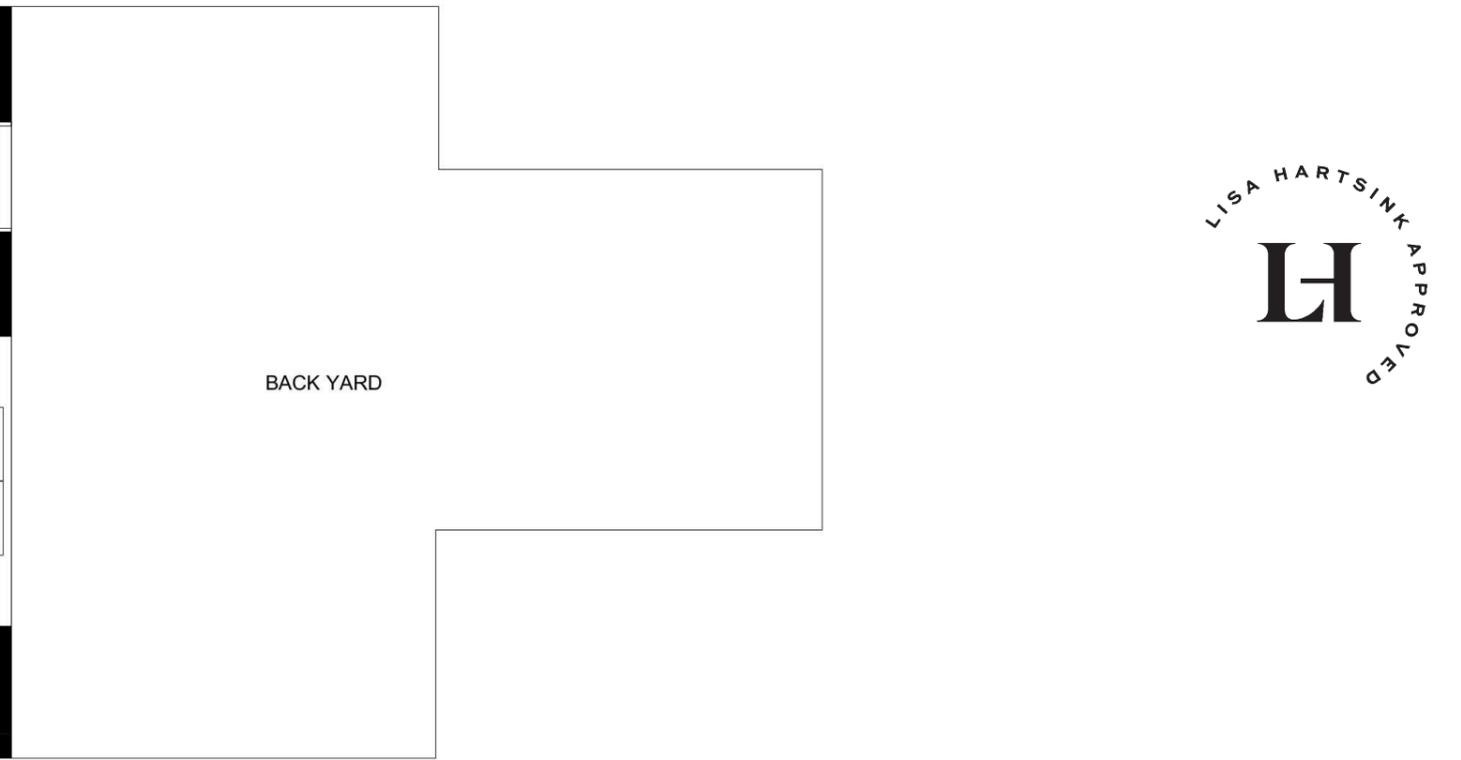








MAIN FLOOR



HOUSE FEATURES

EXTERIOR

FRONT YARD

- Wide paved asphalt driveway
- Patterned stone walkway from front to back yard
- Landscaped
- Garden and Lawn
- In-ground Sprinkler system
- Stone front steps
- Gabled porch roof with wood detailing
- Covered front porch with seating space
- Rustic timber posts with exposed wood beams
- Single door entry

GARAGE

- Single car garage
- Two Man doors
- Wood stove

BACKYARD

- In-ground Sprinkler system
- Garden & Lawn
- Small grass area with fire pit and pergola
- Interlock patio
- Fully fenced
- Shed (behind garage)

INTERIOR

MAIN LEVEL

FRONT ENTRANCE

- Engineered Hardwood Flooring
- Crown moulding
- Wood door with glass insert
- Side entrance
- Steps to side door and lower level

LIVING ROOM

- Engineered Hardwood Flooring
- Large window overlooking front
- Half wall wainscoting
- Semi flush mount light
- Crown moulding
- High baseboards
- Combined with dining

DINING ROOM

- Hardwood Flooring
- Large window overlooking side
- Half wall wainscoting
- High baseboards

KITCHEN

- Ceramic tile flooring
- Track light
- Window overlooking side
- Updated cabinets with black hardware
- Granite countertop (black)
- Tile backsplash (white)
- LG Stainless Steel Gas stove
- Frigidaire Stainless Steel fridge
- Stainless steel range hood
- Whirlpool Stainless steel dishwasher
- Window overlooking side

HALLWAY

- Engineered hardwood flooring
- High baseboards
- Walk out to sunroom and backyard

PRIMARY BEDROOM

- Engineered Hardwood Flooring
- Ceiling fan with light
- Window overlooking side
- Crown moulding
- Shiplap ceiling
- Single closet
- High baseboards

2ND BEDROOM

- Engineered Hardwood Flooring
- Semi flush mount light
- Window overlooking side
- Single closet
- High baseboards

4 PIECE BATHROOM

- Tile flooring
- Tub/shower combo
- Updated vanity
- Vanity light
- Updated fixtures
- Window overlooking side
- Tile walls with wood finish look

SUNROOM

- Heated tile Flooring
- Wood baseboards
- Stone half wall feature
- Double glass sliding doors walk-out to backyard
- Window overlooking backyard
- Vaulted ceiling with exposed beams

LOWER LEVEL

REC ROOM

- Laminate Flooring
- Potlights
- Semi flush mount light
- 3 above grade windows overlooking side

KITCHEN

- Subway tile backsplash
- Laminate counters
- Sink
- Deep freezer

LAUNDRY AREA

- Samsung washer
- Cabrio Dryer

3 PIECE BATHROOM

- Tile flooring
- Built in vanity
- Vanity light
- Standing shower with tile surround

3RD BEDROOM

- Laminate Flooring
- Window overlooking side
- Semi flush mount light
- Double closet

COLD ROOM

- Oversized



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

HOUSE FEATURES



UTILITIES / ADDITIONAL INFO

- Heating: Gas Forced Air, Amana Distinctions Furnace, (2020)
- Cooling: Central Air, AC Daikin (2022)
- Hot Water Tank, Bradford White, (owned)
- Water Softener: Aqua Purify (owned) (2024)
- Electrical Panel: 100 amps breaker
- Windows: Updated 2018
- Roof: Asphalt Shingles, (2018)



SCHOOLS

Halton District School Board		Halton Catholic District School Board	
ENGLISH			
PK - GR06	McKenzie-Smith Bennett PS	PK - GR08	St. Joseph CES
GR07 - GR012	Acton District HS	GR09 - GR12	Christ The King CSS
FRENCH IMMERSION			
PK - GR06	ÉÉ Dyane-Adam PS	PK - GR05	St. Catherine of Alexandria CES
GR07 - GR012	ÉS Jeunes sans frontières PS	GR06 - GR8	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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COLDWELL BANKER

**ELEVATE REALTY,
BROKERAGE**

MCNE
MASTER CERTIFIED NEGOTIATION EXPERT



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