



# LISA HARTSINK BROKER

COMPASSION LED REALTY TEAM



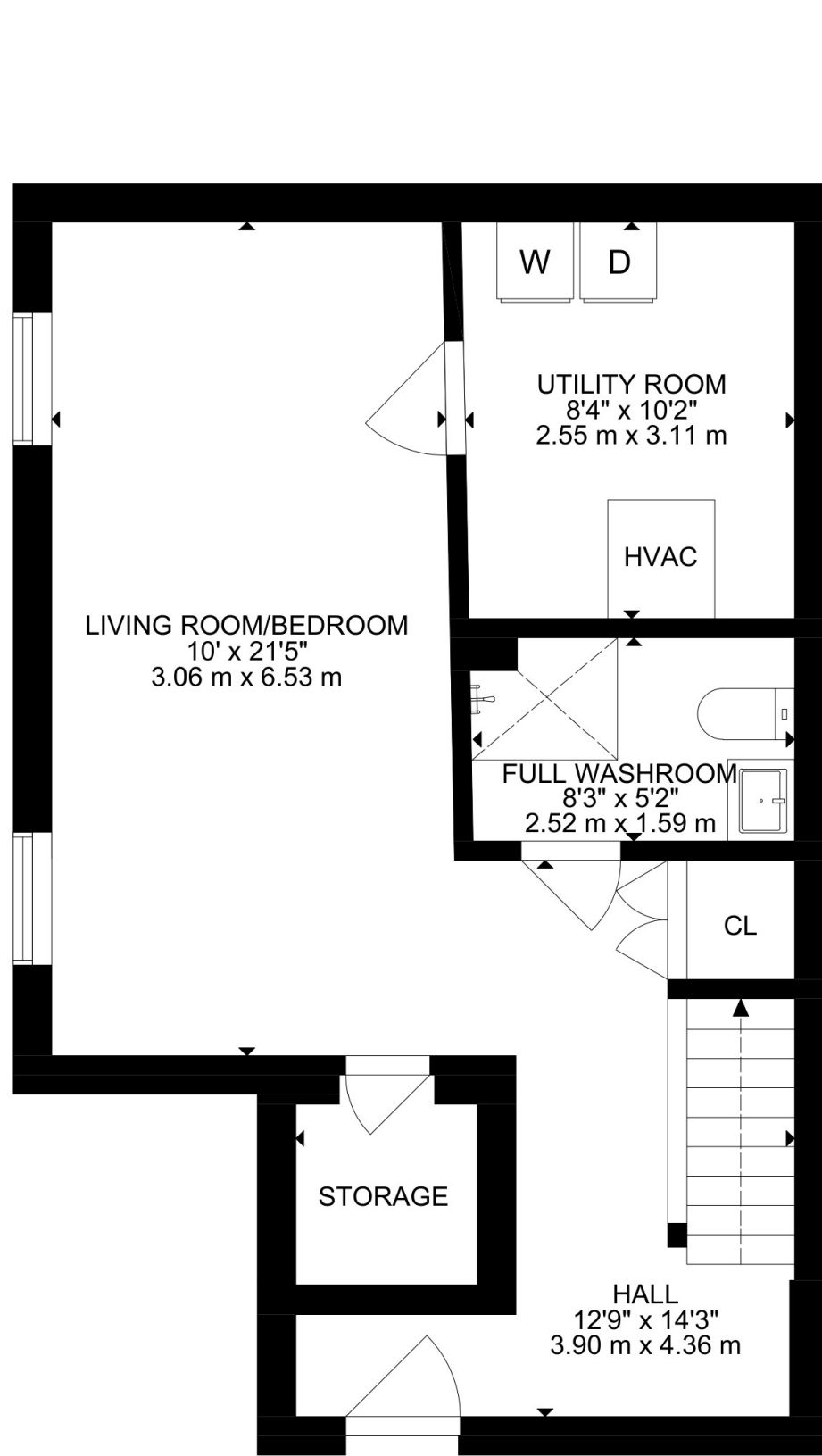
51 Acadian Heights  
*Brampton*

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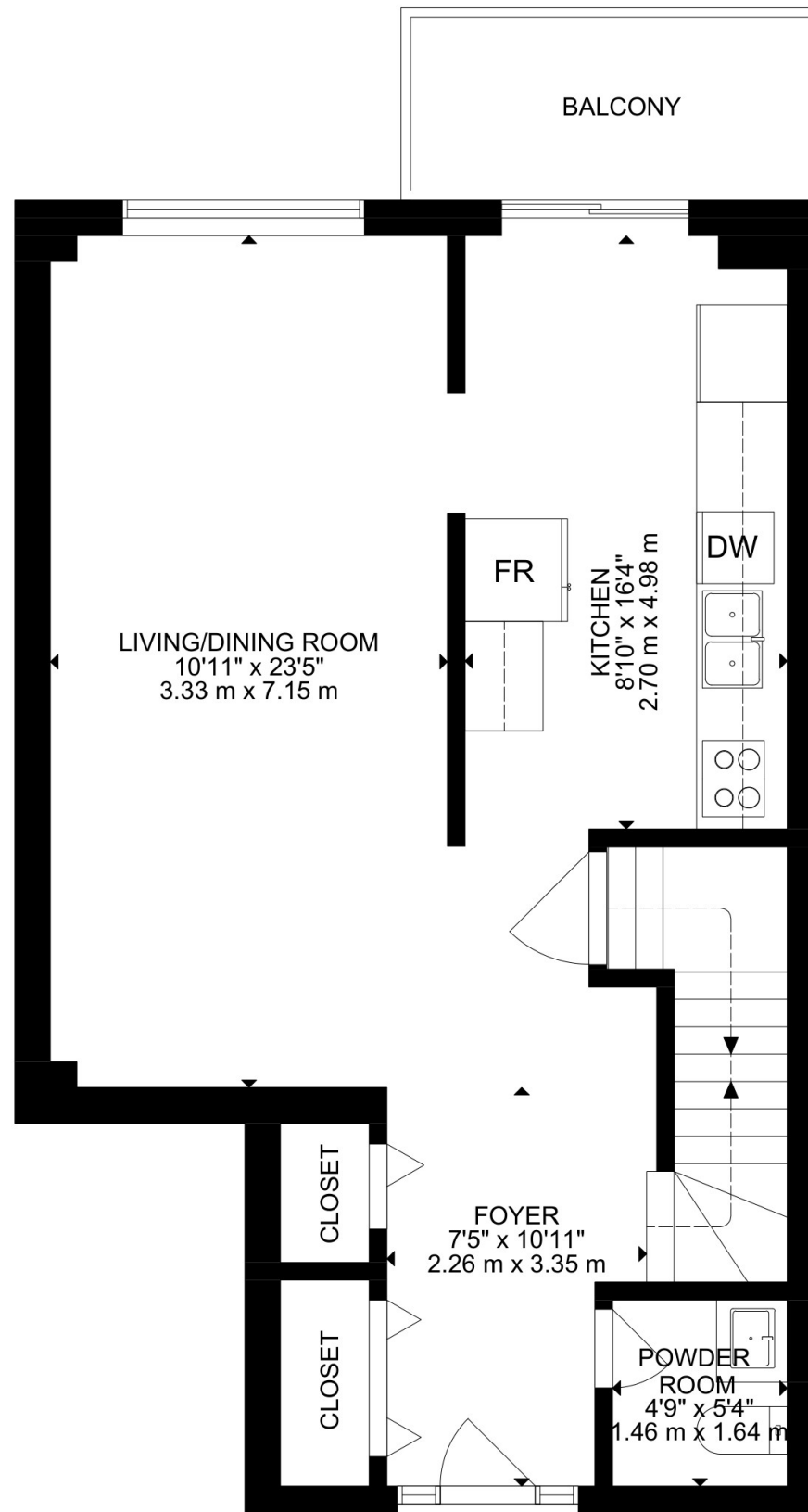




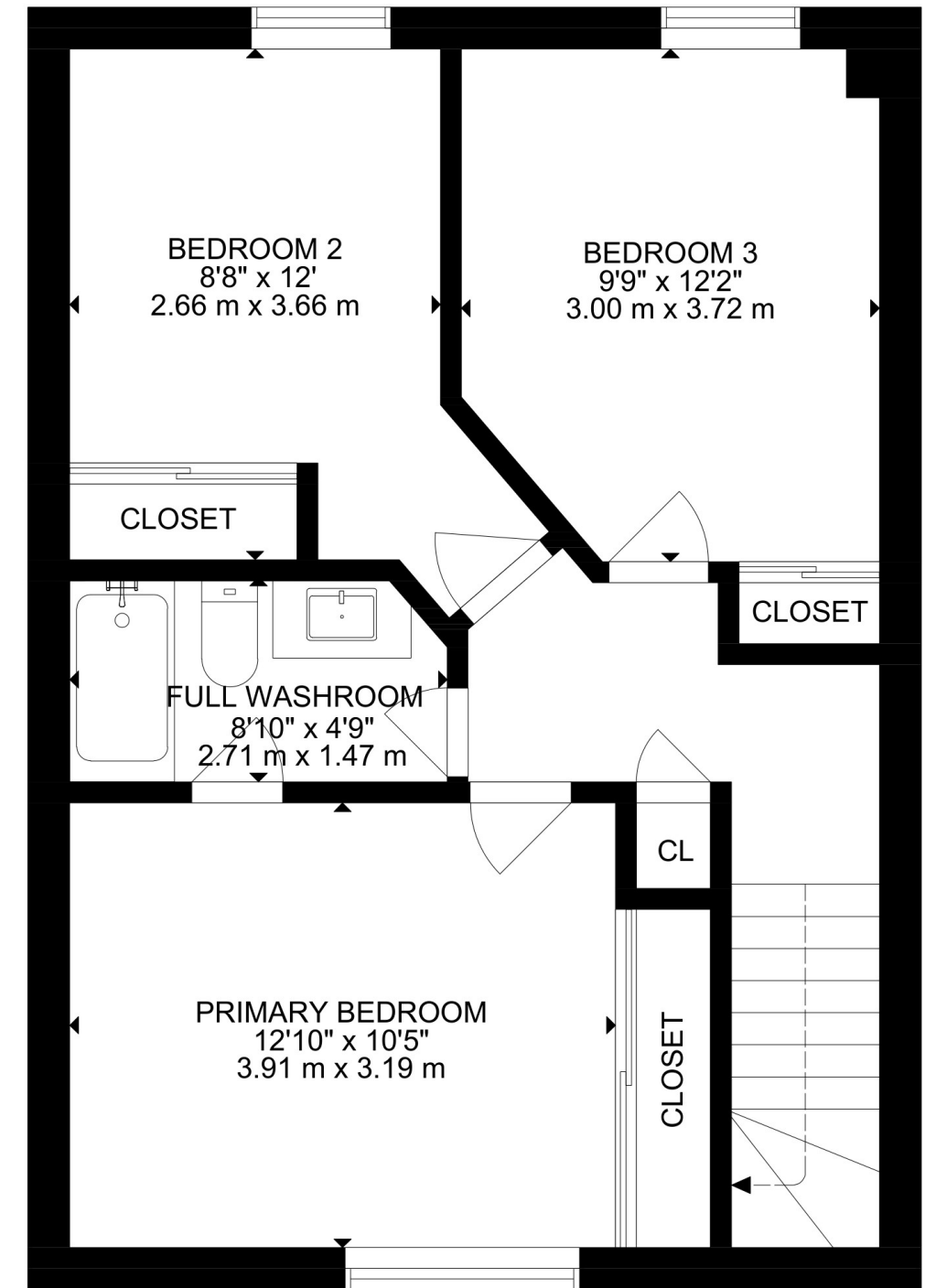




LOWER FLOOR



MAIN FLOOR



UPPER FLOOR

# HOUSE FEATURES

## EXTERIOR

### FRONT YARD

- Brick and aluminum siding
- Covered front porch
- Paved single driveway
- 2 car parking

### GARAGE

- 1 car garage, automatic doors

### BACKYARD

- Fully fenced
- Interlock patio
- Gazebo

## INTERIOR

### MAIN LEVEL

#### FRONT ENTRANCE

- Ceramic tile flooring
- Single door entry with decorative glass insert & side lite
- Semi flush mount light
- Double closet & single closet

#### HALLWAY

- Ceramic tile flooring
- Semi flush mount light

#### LIVING ROOM

- Broadloom flooring
- Two large windows overlooking front yard
- Open to dining room

#### LIVING ROOM

- Hardwood flooring
- Large window overlooking backyard
- Potlights

#### 2 PIECE POWDER ROOM

- Tile flooring
- Single vanity
- Vanity lights
- One window overlooking front yard

#### KITCHEN

- Ceramic tile flooring
- Potlights
- Whirlpool stainless steel stove
- Stainless steel & glass range hood
- Whirlpool stainless steel dishwasher
- Shaker style cabinets with silver hardware
- Glass sliding doors walk out to raised deck and backyard

## UPPER LEVEL

### HALLWAY

- Laminate flooring
- Semi flush mount light
- Linen closet

### PRIMARY BEDROOM

- Laminate flooring
- Oversized window overlooking front yard
- Oversized closet with sliding doors
- Ensuite privilege to family bath

### 2ND BEDROOM

- Laminate flooring
- One window overlooking front yard
- Ceiling fan with light
- Double closet with sliding doors

### 3RD BEDROOM

- Laminate flooring
- One window overlooking backyard
- Double closet with sliding doors

### 4 PIECE FAMILY BATHROOM

- Tile flooring
- Tub/shower combo
- Built in single vanity y
- Directional track lighting

## LOWER LEVEL

### RECREATION ROOM

- Broadloom flooring
- Two windows facing side
- Three upgraded semi flush mount lights

### LAUNDRY AREA

- Combined with furnace room
- Whirlpool top load washer (white)
- Whirlpool top load dryer (white)

### 3 PIECE BATHROOM

- Walk-in shower with glass enclosure and tile surround
- Built in single vanity
- Vanity lights
- Potlights

### STORAGE ROOM

- 

### COLD ROOM

- Oversized
- Built-in shelving
- Electrical panel

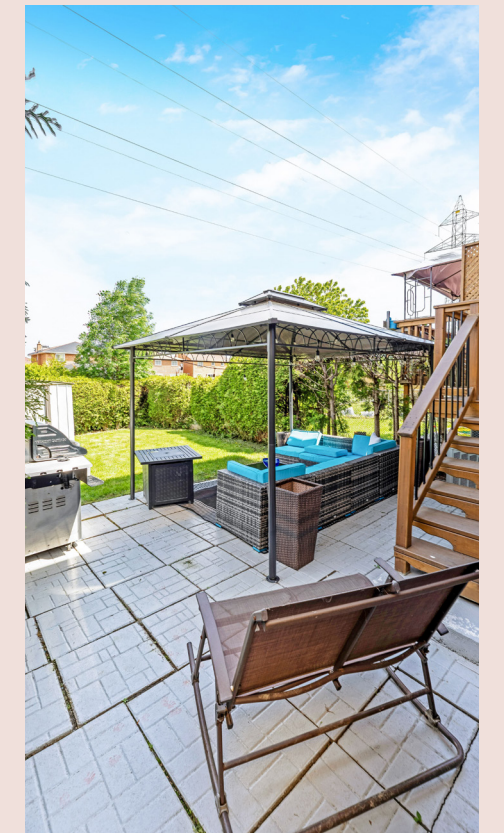
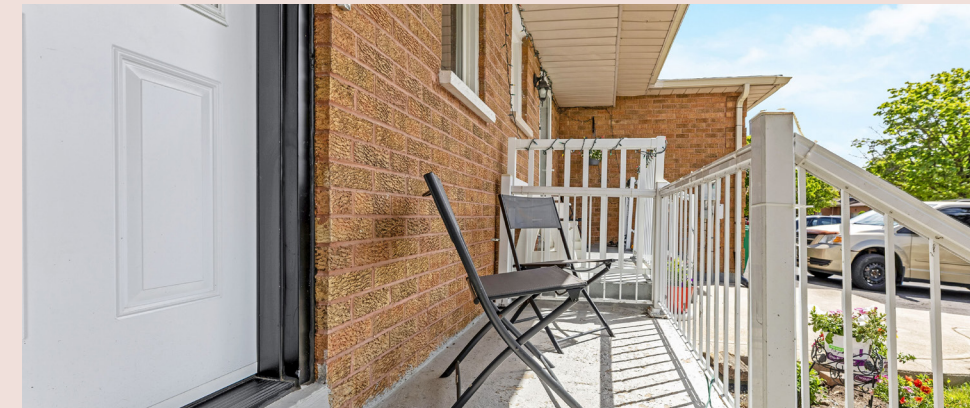


Note: The information contained herein has been provided by the home owner and is to be verified by the Buyer.

# HOUSE FEATURES

## ADDITIONAL FEATURES:

- Heating: American Standard gas furnace
- Cooling: American Standard AC
- GSW Hot Water Tank (Reliance rental)
- Ontario Consumers Water Softener
- Electrical Panel: 100 Amps
- Roof: Asphalt shingle



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# SCHOOLS

Peel District School Board		Peel Catholic District School Board	
ENGLISH			
JK- GR05	Hickory Wood Public School	JK - GR08	Pauline Vanier CES
GR06 - GR08	Fletcher's Creek Sr.	GR09 - GR12	St. Augustine Catholic SS
GR09-GR12	Brampton Centennial SS		
FRENCH IMMERSION			
GR01 - GR05	Copeland PS	GR01 - GR08	Pauline Vanier CES
GR06 - GR08	Fletcher's Creek Sr.	GR09 - GR12	Cardinal Leger SS
GR09 - GR12	Brampton Centennial SS		

School boundary information can be confirmed at:  
<https://www.peelschools.org/school-finder>



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COMPASSION LED REALTY TEAM



**COLDWELL BANKER**

**ELEVATE REALTY,  
BROKERAGE**



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