



TAIT SARGENT TEAM
Real Estate

OVERVIEW

- Rural Retreat - 1.1 Acre Treed w/ Stream & Trail
- Enjoy rural small town living-within minutes to of Campbellville, Kilbride, Carlisle
- Enjoy city amenities-within minutes of Milton, Burlington & Waterdown
- Local bakeries, restaurants, shops & services
- Easy access to 401 or 403
- Raised ranch - beautifully updated
- 3 bed; 3 bath

MAIN FLOOR

LIVING ROOM

- 3/4" hardwood floors
- Stone wood burning fireplace
- Large window - plenty of natural light
- LED pot lights
- Crown moulding

DINING ROOM

- 3/4" hardwood floors
- Open to living room & kitchen
- Large windows overlooking backyard
- LED pot lights
- Crown moulding



KITCHEN

- Custom cabinetry w/ appliance garage, pantry, pot drawers
- S/S appliances
- Built-in desk
- Filtered water faucet
- LED pot lights
- Window overlooking yard

POWDER ROOM

- Tiled floor w/ in-floor heating
- LED vanity lighting
- Pedestal sink

PRIMARY BEDROOM

- Carpet (2022)
- Spacious - fits a king bed
- Closet w/ shelf & rods
- Sliding door w/ walk out to deck
- LED vanity lighting
- Pedestal sink

BEDROOMS 2 & 3

- Carpet (2022)
- Spacious
- Closet w/ shelving and rods

MAIN BATHROOM

- Tiled floors w/ in-floor heating
- Skylight allows plenty of natural light
- Display niche w/ glass shelves
- Soaker tub
- Vanity w/ undermount sink
- Rain shower head & wand

LOWER LEVEL

- Luxury Vinyl flooring
- Above grade windows
- LED pot lights
- Large L-Shaped room - home theatre, games room
- Air tight wood stove w/ catalytic burner for heat efficiency



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BATHROOM

- Tiled floor w/ in-floor heating
- Shower
- Vanity w/ undermount sink

LAUNDRY

- Ample counter & cabinetry space
- S/S sink
- Front load washer & dryer
- Above grade window

DECK & LANDSCAPING

- Deck - approx 14' x 14'
- Mature trees
- Perennial gardens
- Spring fed stream
- Stone patio & walkways w/ epoxy grout
- Wooded walking trail

GARAGE / SHOP

- 30' X 30' w/ concrete floor
- 60 Amp
- Heated w/ wood stove
- Insulated ceilings & walls
- 3 Overhead doors - 2 @ 9' & 1 @ 8'
- Man door
- Work bench & Cabinetry 20'+

SYSTEMS

ELECTRICAL

- Electrical inspected (2022)

HEATING & AC

- Heating: Oil Forced Air Furnace
- Serviced March 2022
- Oil Tank - approved
- AC

PLUMBING

- Copper plumbing
- Plumbing inspected (2022)
- Sewage pump (2022)
- Sump pump (2021)
- Septic system

WATER

- Drilled Well (@ front near walk) 2nd Well for garden
- Submersible well pump (newer)
- Water System (serviced 2022) Includes: Bladder Tank Reserve, Iron Out; Cabin Filter & Reverse Osmosis; UV Light

DRIVEWAY

- Paved w/ turn around
- Park 10+ cars
- Motorhome parking
- Utility vehicle parking

WIFI

- 5G Rural - Bell
- Bell Fire - available soon
- House & Garage wired Cat5E

MUNICIPAL SERVICES

- Garbage, Recycling & Green Bin
- Mail Delivery - Rural mailbox

RECREATION

- Biking trails
- Conservation areas
- Golf, Fishing, Hiking

SCHOOLS

- Halton Catholic School Board
- Halton District School Board