



THE HARTSINK TEAM



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TEAM

LUXURY LISTING

12707 Ninth Line

Halton Hills

THE STORY OF ALREGIS ACRES

My Parents should have written a book about life on Alregis Acres. For more than 50 years, this Farm has been part of our Family Story.

In 1967, Alfred and Gail Spence purchased this Farm just north of Glen Williams to have a place to raise their three children. While maintaining a career as an Air Traffic Controller, Alfred enjoyed being a Farmer in his downtime. With Cattle, Horses and a few Chickens thrown in for good measure, my parents worked together to ensure that we grew up in the best possible environment.

Our Family was very active in the Equestrian Community. For many years, my Parents hosted Horse Shows. Affectionally known as the "Ice Cream" Show (because of the free Ice Cream), many local Horse Lovers trailed from far and wide to enjoy a day on the Farm.

Alf and Gail hosted their children's wedding receptions on this beautiful space.

As we grew up and went off to University, Gail decided to start a business on the Family Farm. Now, in it's 44th Year, The Hobby Horse Quilt Shoppe continues to welcome Quilters and Sewers from around the World.

WELCOME TO

12707 Ninth Line, Halton Hills

ALREGIS ACRES



FRONT ENTRY

Where Character Makes Its First Impression

From the moment you step inside, the home's rich woodwork and beautifully preserved details create a lasting impression. The welcoming foyer serves as a central connection point to the principal rooms while showcasing the craftsmanship and character that make this circa 1870 farmhouse so memorable.

LIVING ROOM



DINING ROOM

A Place for Traditions to Continue

At the heart of the home, the dining room offers a welcoming setting where family and friends naturally come together. Original wood details, soaring ceilings, and expansive windows create an atmosphere of warmth and authenticity, while peaceful views of the property provide a beautiful backdrop for every meal and celebration.

For this property, I think the strongest heading is "A Place for Traditions to Continue" because it speaks to the history of the home without sounding like a history lesson, and it connects emotionally with buyers looking at a farmhouse that's been cared for over generations.





KITCHEN

The Heart of the Farmhouse

Rich wood finishes, traditional detailing, and a bright dining nook combine to create a kitchen that feels both comfortable and connected to the home's history. Generous cabinetry and workspace provide practicality for daily life, while the large window fills the room with natural light and picturesque rural views. It is a space where simple moments become lasting memories.





FAMILY ROOM



SUNROOM



LAUNDRY ROOM

PRIMARY BEDROOM



DRESSING ROOM



BATHROOM





BEDROOM 2



BATHROOM



BEDROOM 3



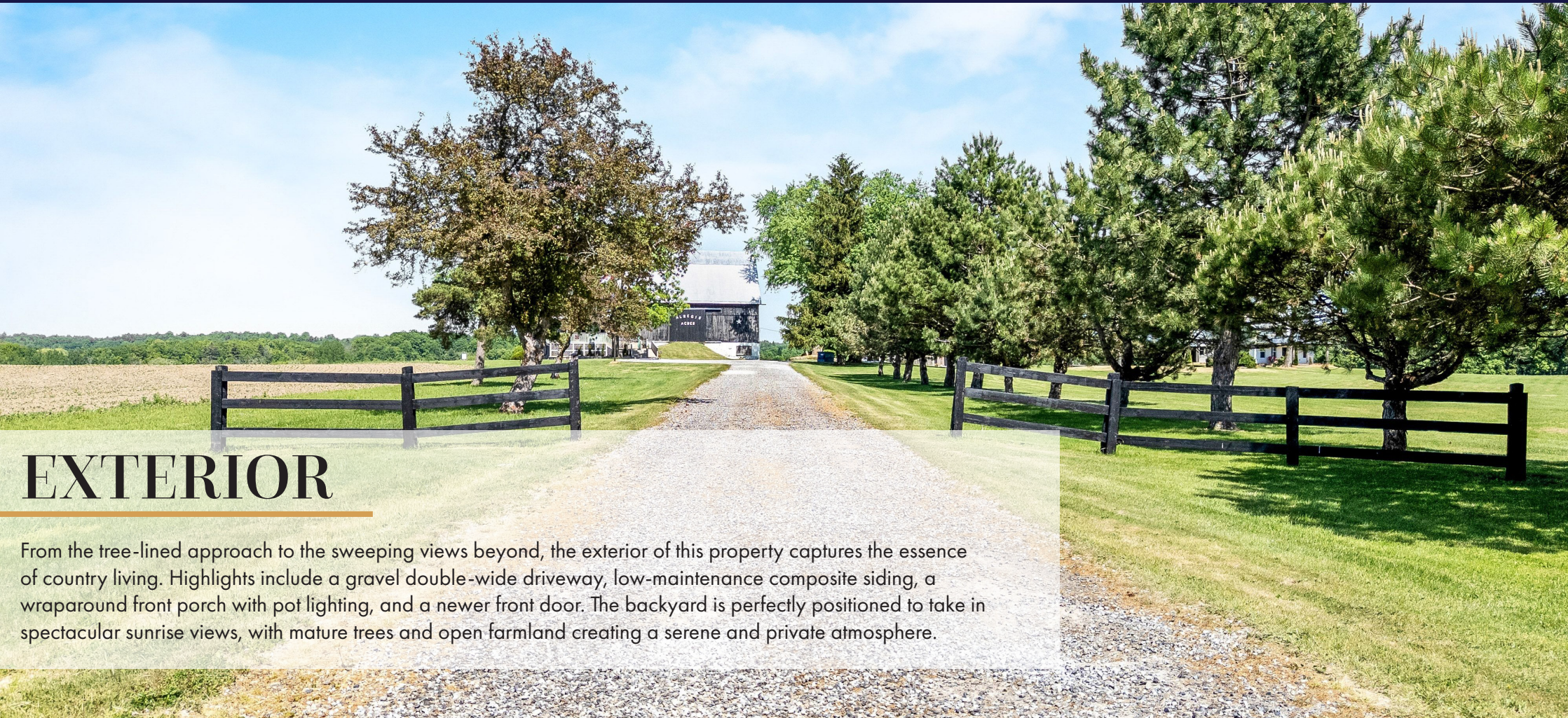
BATHROOM



OUTBUILDING

A standout feature of the property, this fully insulated and heated outbuilding provides versatile space for entrepreneurs, hobbyists, or multi-purpose use. Complete with a covered porch entry, accessible ramp, dedicated workspace/classroom area, 2-piece washroom, separate heating system, and lower-level delivery access, it offers both functionality and flexibility in a charming country setting.





EXTERIOR

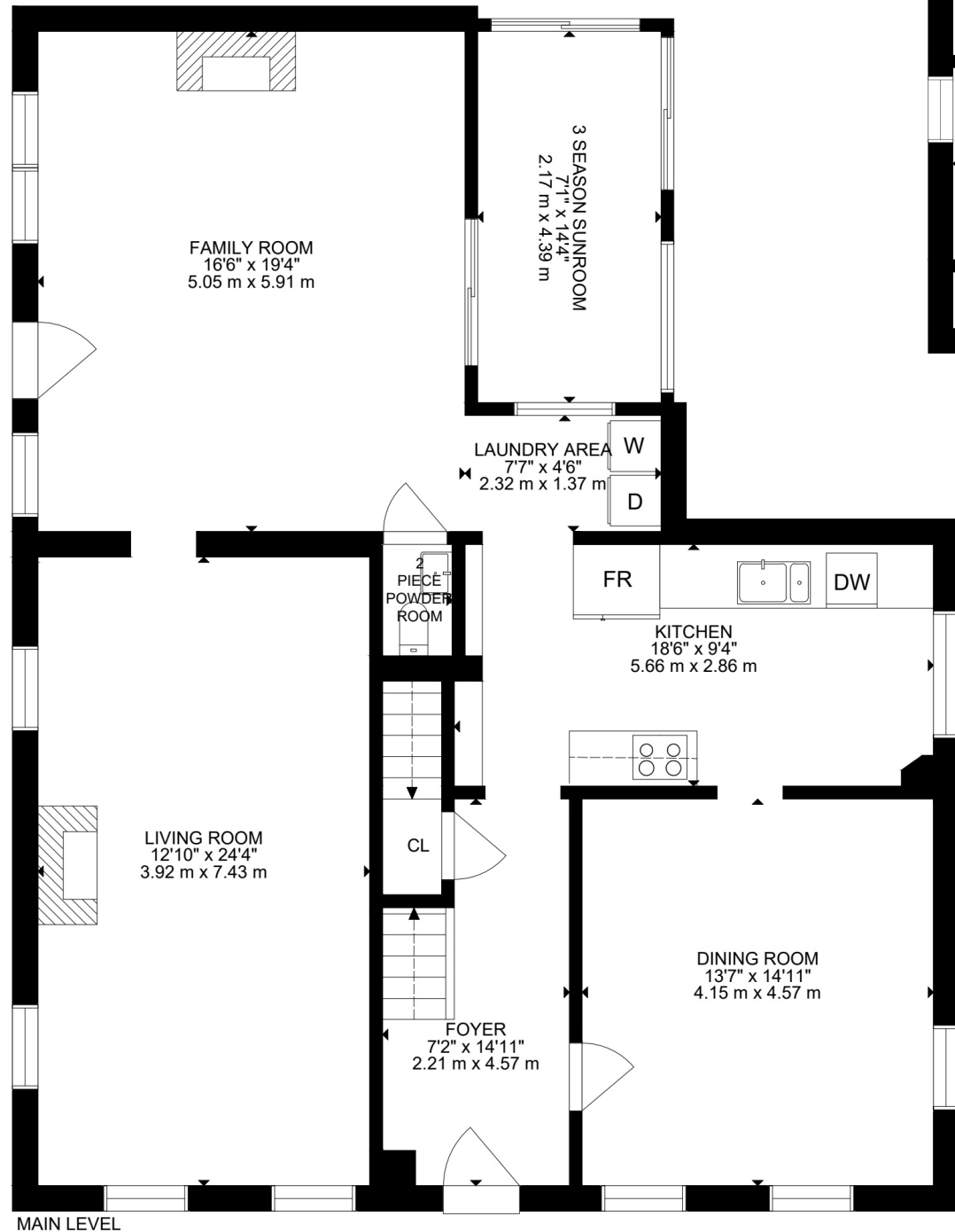
From the tree-lined approach to the sweeping views beyond, the exterior of this property captures the essence of country living. Highlights include a gravel double-wide driveway, low-maintenance composite siding, a wraparound front porch with pot lighting, and a newer front door. The backyard is perfectly positioned to take in spectacular sunrise views, with mature trees and open farmland creating a serene and private atmosphere.



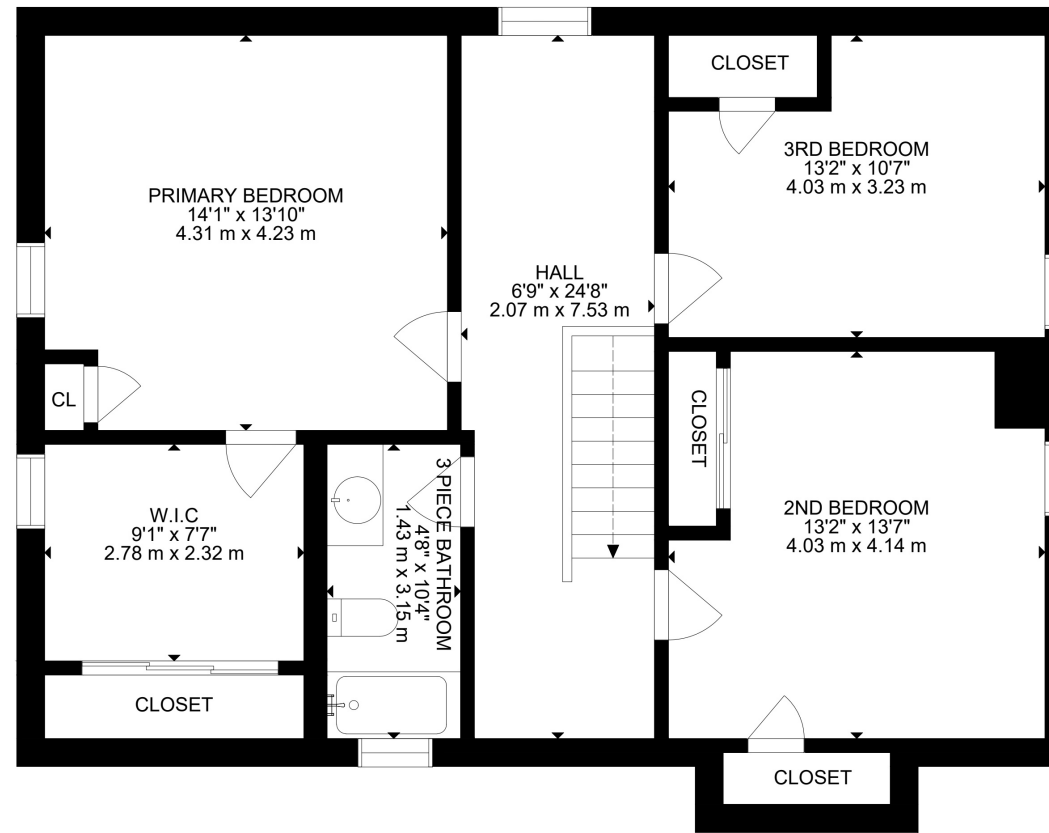
FLOOR PLANS



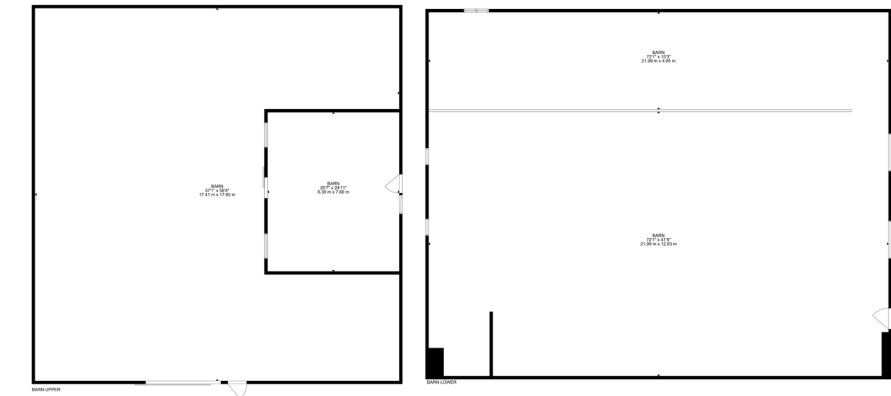
MAIN LEVEL



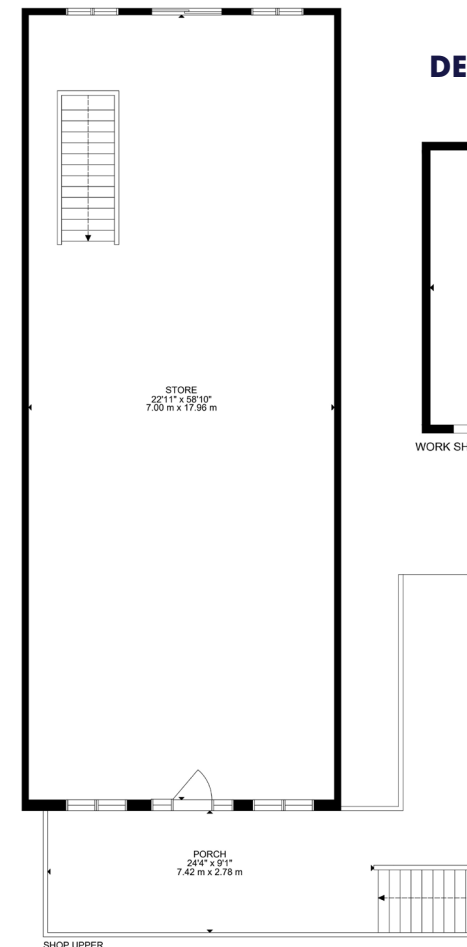
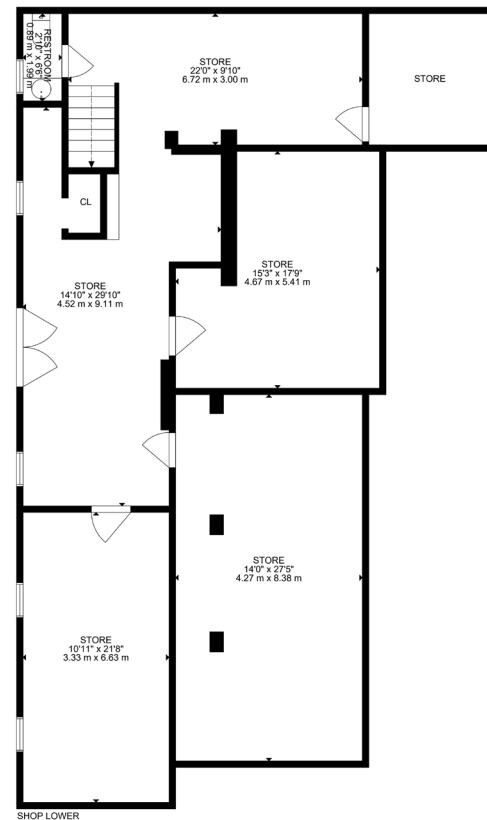
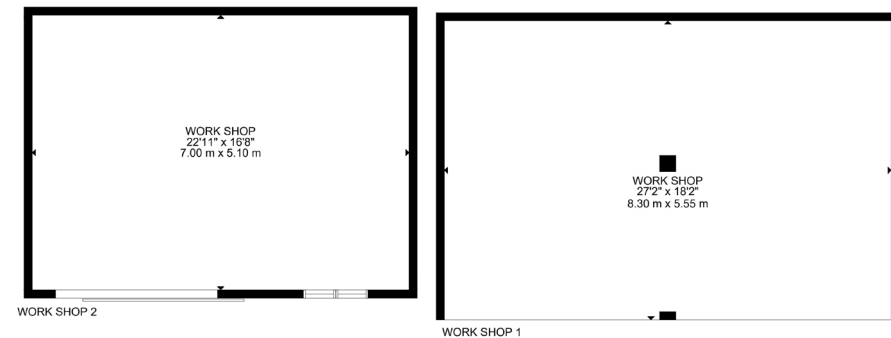
UPPER LEVEL



BARN



DETACHED STRUCTURE



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HOUSE FEATURES

EXTERIOR

- Gravel double wide driveway
- Composite siding on house
- Wraparound front porch with pot lights
- Newer front door

BACKYARD

- Sunrise views from backyard
- Open countryside views
- Mature trees surrounding property

INTERIOR

MAIN LEVEL

FRONT ENTRANCE

- Original wood flooring
- Semi flush mount lighting
- Tongue and groove trim
- Solid wood doors and trim
- Deep wood window sills
- Chandelier lighting

LIVING ROOM

- Original wood flooring
- Wide wood baseboard trim
- 4 large windows with deep wood trim and casing
- Brick fireplace with wood mantle surround (as-is)
- Wood beamed ceiling

DINING ROOM

- Original wood flooring
- Wide wood baseboard trim
- 3 large windows with deep wood trim and casing
- Wood beamed ceiling

KITCHEN

- Tile flooring
- Pot lights
- Two windows overlooking front and side yard
- Laminate countertops
- Tumbled marble backsplash
- Wood wainscotting
- Wood cabinetry with decorative black wrought iron style hinges
- Dedicated coffee station

- Ample storage
- Frigidaire stove
- Frigidaire fridge
- GE dishwasher

FAMILY ROOM

- Laminate flooring
- Wagon wheel chandelier
- Two large windows
- Walkout to heated 3 season sunroom
- Wood beamed ceiling
- Floor to ceiling brick fireplace with stone mantle and hearth
- Certified wood burning fireplace insert

LAUNDRY AREA

- Electrolux front load washer
- Electrolux front load dryer
- Shelving above washer and dryer
- Shiplap walls
- Pot lights

2 PIECE POWDER ROOM

- Tile floor
- Pedestal sink
- Vanity lighting
- Tiled half wall
- Wall sconce lighting
- Solid wood door

3 SEASON SUNROOM

- Laminate flooring
- Heated (Electric wall heater)
- Insulated
- Tongue and groove ceiling
- Pot lights
- Newer windows
- Two newer sliding doors with built-in blinds and walkout to deck

UPPER LEVEL

PRIMARY BEDROOM

- Laminate flooring
- Flush mount lighting
- One large window
- Walk in closet
- Vaulted ceiling

WALK IN CLOSET

- Laminate flooring
- 2 built-in cubbies with sliding wood doors
- Flush mount lighting
- 1 large window

4 PIECE BATHROOM

- Tile flooring
- Pot lights
- Tub/shower combination
- Built-in single vanity
- Upgraded black fixtures
- Vanity lighting
- One window

2ND BEDROOM

- Original wood flooring
- Wide wood baseboard trim
- One large window with deep wood trim and casing
- Flush mount lighting
- Double closet with sliding wood doors

3RD BEDROOM

- Broadloom flooring
- Flush mount lighting
- One large window
- Single closet

OTHER STRUCTURES

OUTBUILDING

- Insulated, heated auxillary structure
- Covered front porch entry
- Wheelchair ramp
- Lower level classroom/work space area
- Separate heating system
- Side delivery entrance (lower)
- 2 piece bathroom
- Commercial component currently operating on property

BARN

- Early 20th century barn
- Built from 2 smaller barns
- Original reclaimed wood structure
- Peg joinery construction

- Grainery area
- Water servicing barn from house
- Hydro servicing barn
- Upper hay loft storage area
- Lower livestock/storage area

ADDITIONAL STRUCTURES

- Drive shed

LAND

- Approx. 90-100 acres total
- Approx. 100 workable /arable acres
- Mature trees throughout property
- 2 ponds located on property
- Greenbelt surroundings
- Open field views

ADDITIONAL FEATURES

- Alarm system throughout
- Approx. window age: 5 years
- Metal roof

HEATING & COOLING

- Oil furnace
- Central air conditioning

WATER SYSTEMS

- Drilled well
- UV Water treatment system
- Water softener (owned)

ELECTRICAL

- 200 amp electrical panel with newer breakers
- Generator installed
- Lower barn panel

PLUMBING

- John Wood electric hot water tank (owned)
- Septic system located behind house & 2nd septic beside auxillary structure



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

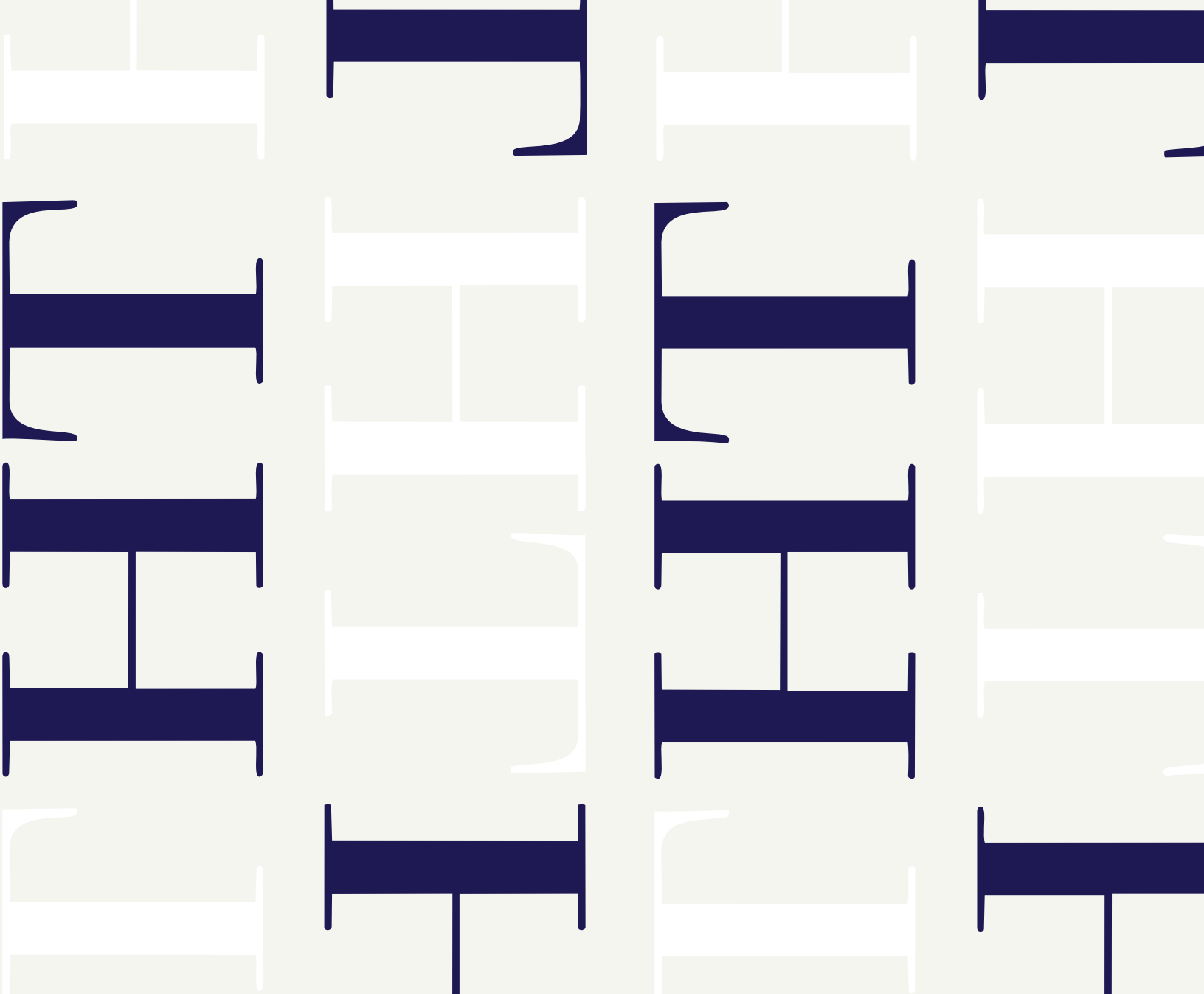


SCHOOLS

| Halton District School Board | | Halton Catholic District School Board | |
|------------------------------|-----------------------------|---------------------------------------|---------------------------------|
| ENGLISH | | | |
| JK - GR05 | Glen Williams Public School | JK - GR08 | St. Francis of Assisi CES |
| GR06 - GR08 | Centennial Middle School | GR09 - GR12 | Christ the King CSS |
| GR09 - GR12 | Georgetown District HS | | |
| FRENCH IMMERSION | | | |
| GR02 - GR05 | George Kennedy PS | GR01 - GR04 | St. Catherine of Alexandria CES |
| GR06 - GR08 | Centennial Public School | GR05 - 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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