



# THE HARTSINK TEAM



28 Brown's Crescent  
*Acton*



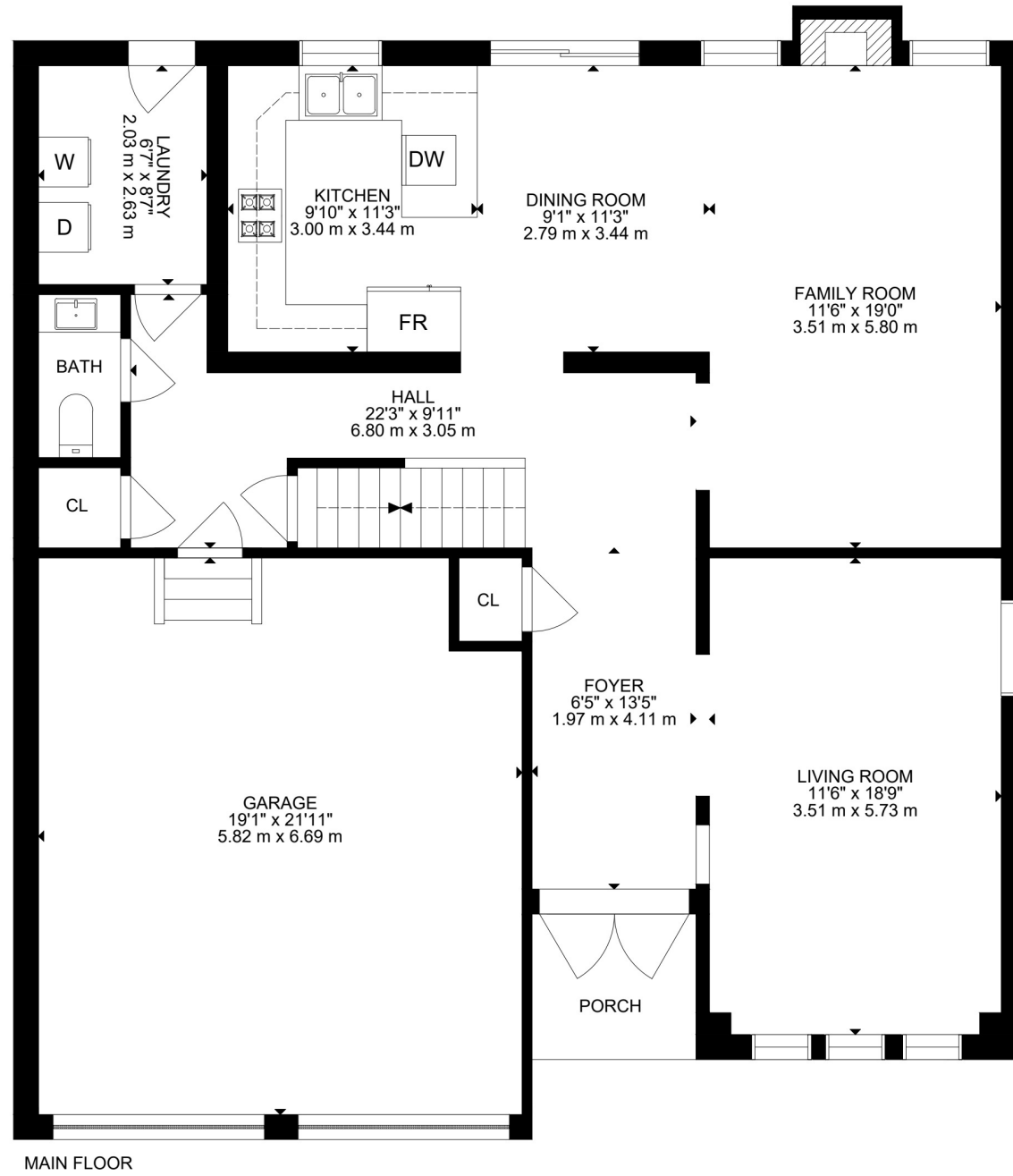
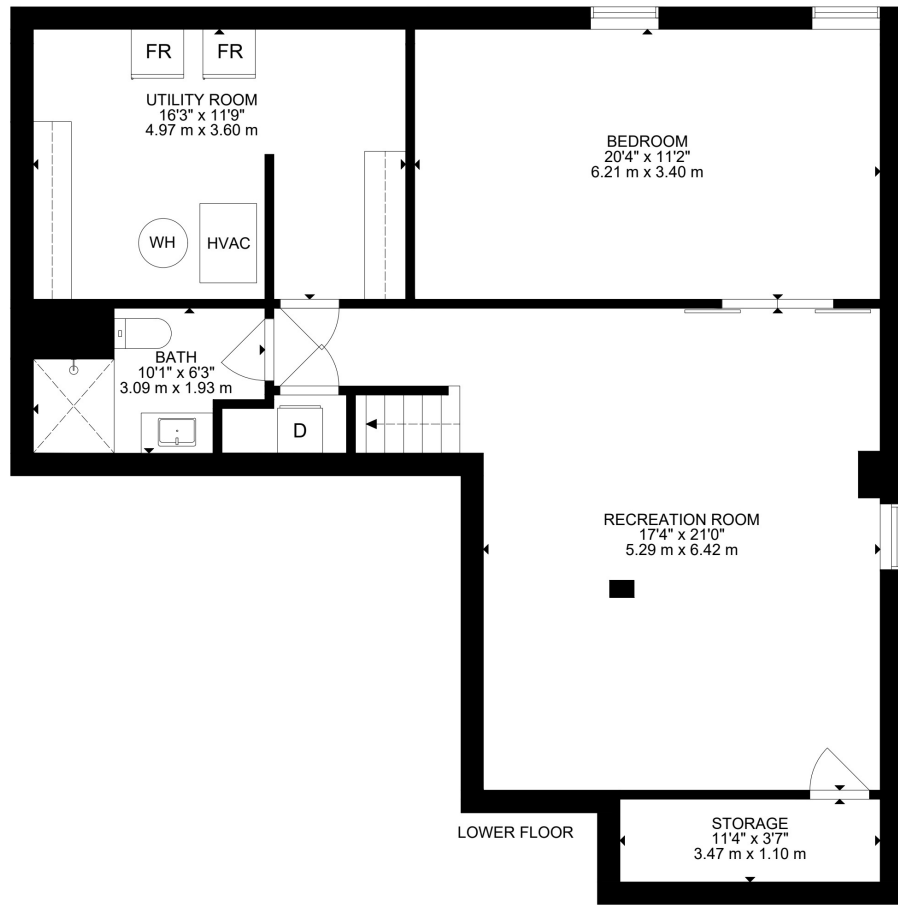
Guiding you home with confidence



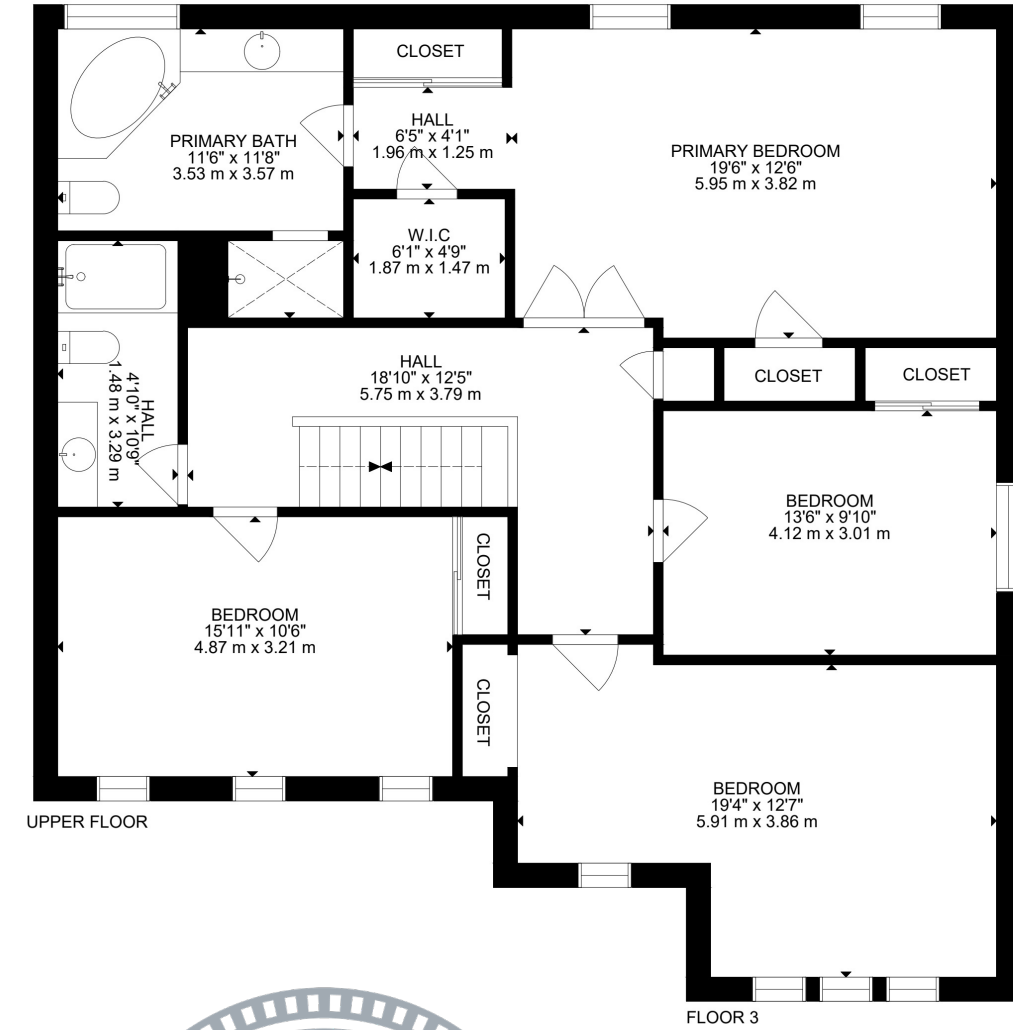




# FLOOR PLANS



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# HOUSE FEATURES

## EXTERIOR

### FRONT EXTERIOR

- Corner lot
- Long asphalt driveway with no sidewalk
- Double-car garage
- Concrete front porch
- Landscaped front gardens

### BACKYARD

- Covered wooden entertainment deck
- Wood-paneled ceiling
- Recessed lighting
- Ceiling fan
- Built-in TV niche
- Electric fireplace with wood mantel
- Gas BBQ hookup
- Fully fenced yard
- Garden shed
- Flower beds and landscaping
- Direct access to kitchen/dining area and laundry room

### POOL

- Heated inground saltwater pool (2019)
- Approx. 3.5 ft shallow end and 7.5 ft deep end
- Hayward Pool/Spa Heater (2021)
- Pentaire Superflo High Performance Pool pump (2026)

## INTERIOR

### MAIN LEVEL

#### FOYER

- Tile flooring
- Double entry doors with decorative glass inserts
- Hall closet
- Open concept to main living areas
- Flush-mount lighting

#### FAMILY ROOM

- Hardwood flooring
- Open to foyer
- Three large front-facing windows
- One side-facing window
- Switch-controlled lighting

#### LIVING ROOM

- Hardwood flooring
- Gas fireplace with stone surround and wood mantel
- Open to kitchen and dining areas

- Two large windows overlooking backyard
- Ceiling fan
- Switch-controlled lighting
- Open to foyer and dining room

#### DINING ROOM

- Hardwood flooring
- Open concept to living room and kitchen
- Large sliding glass doors with walkout to backyard deck
- Modern chandelier

#### KITCHEN

- Tile flooring
- White cabinetry
- Quartz Countertop
- Tile backsplash
- Stainless steel appliances:
  - Gas stove, Whirlpool
  - Refrigerator with water and ice dispenser, Whirlpool
  - Dishwasher, Frigidaire
  - Range hood, NuTone
- Window above sink overlooking backyard
- Walkout to backyard deck
- Open to dining, living, and foyer areas
- Recessed lighting
- Two pendant lights over breakfast area

#### LAUNDRY ROOM

- Tile flooring
- Backyard access door
- LG top-load washer (white)
- LG front-load dryer (white)
- Flush-mount lighting

#### POWDER ROOM

- 2-piece bathroom
- Tile flooring
- Vanity lighting

## UPPER LEVEL

#### PRIMARY BEDROOM

- Broadloom flooring
- Double French doors
- Two separate closets with double sliding doors
- Two windows overlooking backyard
- California shutters
- Attic access hatch

- Ceiling fan
- Window overlooking backyard with blinds

#### PRIMARY ENSUITE

- 4-piece bathroom
- Tile flooring
- Soaker tub with tile surround
- Stand-up shower with glass door and tile surround
- Large window overlooking backyard
- Vanity lighting
- Recessed shower light

#### 4 PIECE MAIN BATHROOM

- Tile flooring
- Tub/shower combination with tile surround
- Vanity lighting

#### BEDROOM 2

- Broadloom flooring
- Large closet with sliding doors
- Three windows overlooking front yard
- Flush-mount lighting

#### BEDROOM 3

- Broadloom flooring
- Large closet with double sliding doors
- Window overlooking side yard
- Flush-mount lighting

#### BEDROOM 4

- Broadloom flooring
- Large closet
- Three windows overlooking front yard
- Built-in blinds
- Ceiling fan

## FINISHED BASEMENT

#### RECREATION AREA

- Broadloom flooring
- One window overlooking side yard
- Dimmable recessed lighting

#### BEDROOM/ADDITIONAL ROOM

- Broadloom flooring
- Double barn doors
- Two windows overlooking backyard
- Recessed lighting

## BASEMENT BATHROOM

- 3-piece bathroom
- Tile flooring
- Stand-up shower with glass door and tile surround
- Vanity lighting

## BASEMENT APPLIANCES

- GE refrigerator (white)
- Kelvinator stand-up freezer (white)



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

# HOUSE FEATURES

## ADDITIONAL FEATURES:

- 200 AMP electrical panel with copper wiring
- 40 AMP sub-panel
- Carrier furnace (2004), last serviced 2006
- Lennox air conditioner (2019)
- Rheem hot water tank (2020), rental through Enercare
- Whirlpool water softener (owned)
- GeneralAire humidifier
- Builder: Monmar Homes (Honeyfield) Model: Daffodil
- Finished basement
- Corner lot
- Entertainment-style backyard

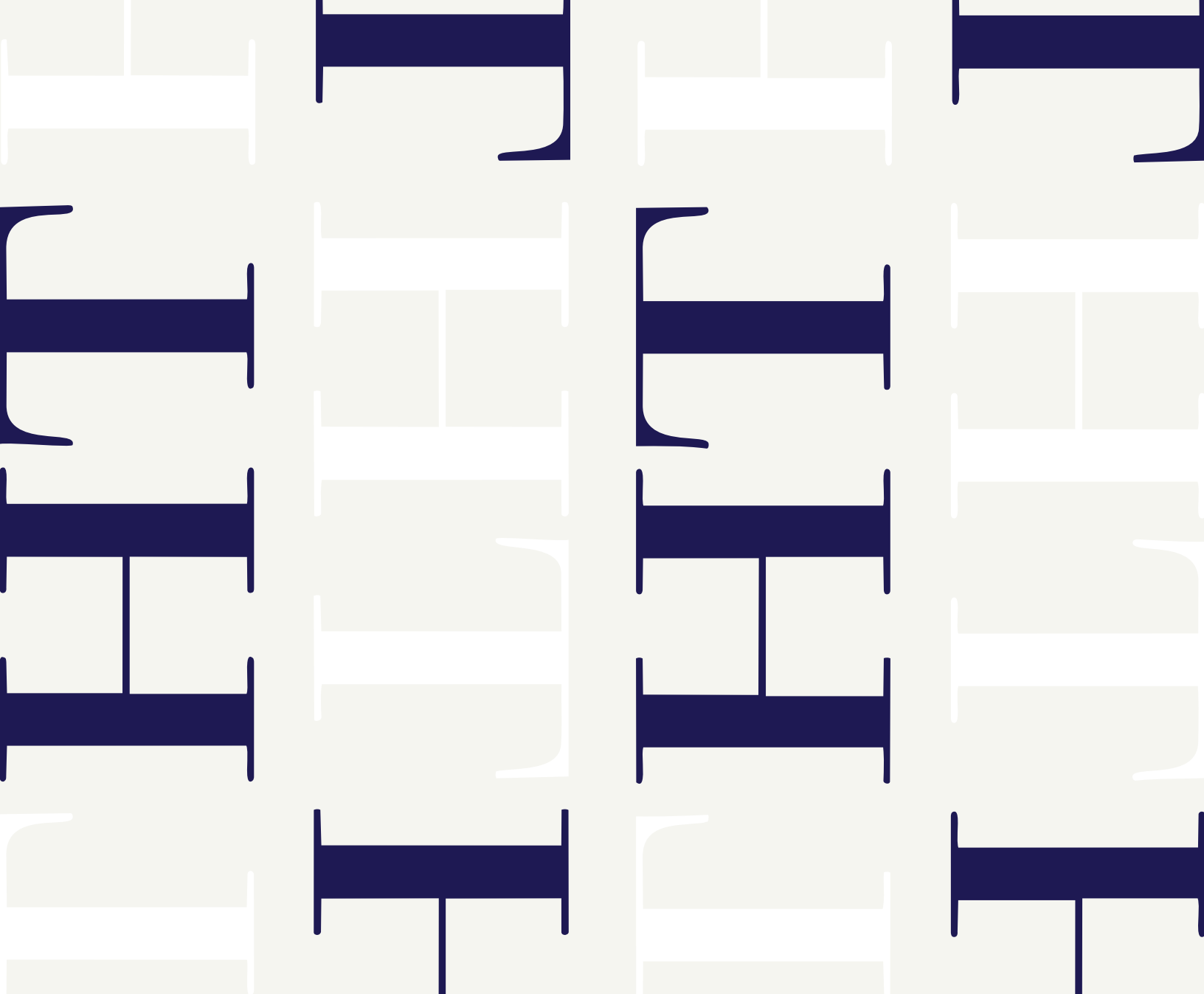


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## SCHOOLS

Halton District School Board		Halton Catholic District School Board	
<b>ENGLISH</b>			
JK- GR06	McKenzie-Smith Bennett Public School	JK - GR08	St. Joseph Catholic ES
GR07 - GR12	Acton District School	GR09 - GR12	Christ the King CSS
<b>FRENCH IMMERSION</b>			
SK - GR06	ÉE Dyane-Adam (Milton)	JK - GR06	ÉEC du Sacré Coeur
GR02 - GR05	Robert Little Public School (Acton)	GR07 - GR12	ÉSC Sainte Famille
GR07 - GR12	ÉS Jeunes Sans Frontières (Milton)		

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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