



THE HARTSINK TEAM



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TEAM

LUXURY LISTING

244 Bell Street

Milton



WELCOME TO
244 Bell Street, Milton

FRONT ENTRY

An Entrance that Sets the Tone

Step inside to a bright, welcoming foyer where a striking front door framed by full-height sidelights fills the space with natural light. Large-format tile flows underfoot, transitioning to warm hardwood, while a sculptural iron-and-brass light fixture adds a refined finishing touch. A generous double closet offers practical storage, and the elegant proportions set a sophisticated tone the moment you arrive home.

FAMILY ROOM



DINING ROOM

Gather, Dine and Make Memories

A spacious dining area designed for gathering, filled with natural light from a large picture window that frames leafy backyard views. Wide-plank hardwood floors bring warmth and continuity underfoot, while the generous proportions comfortably accommodate a full-size table for both everyday meals and memorable dinner parties. A bright, versatile space ready to suit your own style.



KITCHEN

The Heart of the Home, Beautifully Reimagined

A beautifully appointed chef's kitchen where crisp white cabinetry meets warm brass hardware and a stunning Brazilian Leather Granite-topped island. Professional-grade stainless steel appliances, including a built-in refrigerator and gas range, make this a dream for cooking and entertaining alike. A custom wood-trimmed hood, marble subway backsplash, and striking black-and-brass pendant lighting elevate the design, while under-cabinet lighting and a walkout to the yard add both function and warmth. The generous island offers ample prep space and casual seating, anchoring a room built for gathering.



LIVING ROOM



MUDROOM



LAUNDRY ROOM

PRIMARY BEDROOM



BEDROOM 2



BEDROOM 4



BEDROOM 3



OFFICE





SUNKEN MUSIC ROOM



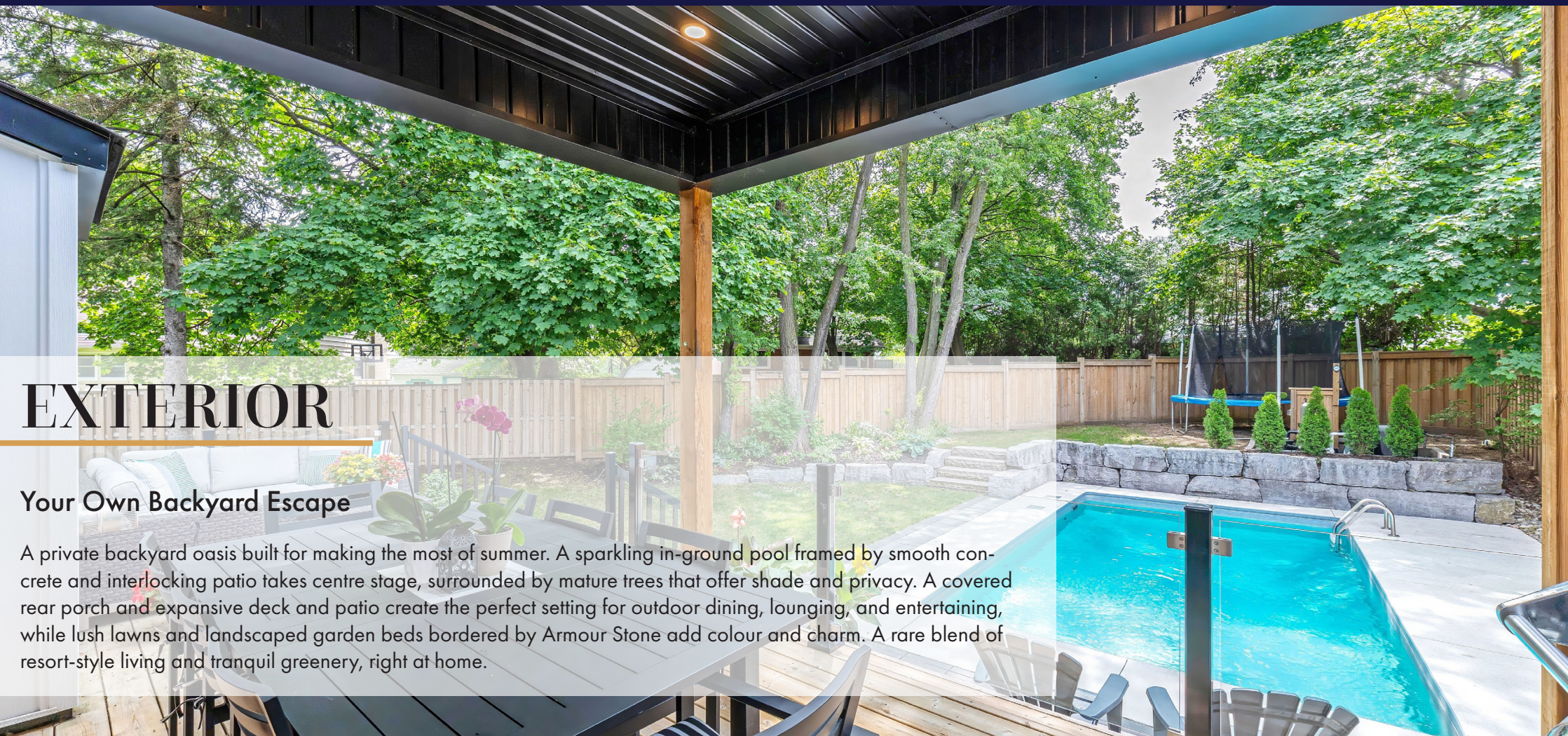
BATHROOM



BATHROOM



WALK-IN CLOSET



EXTERIOR

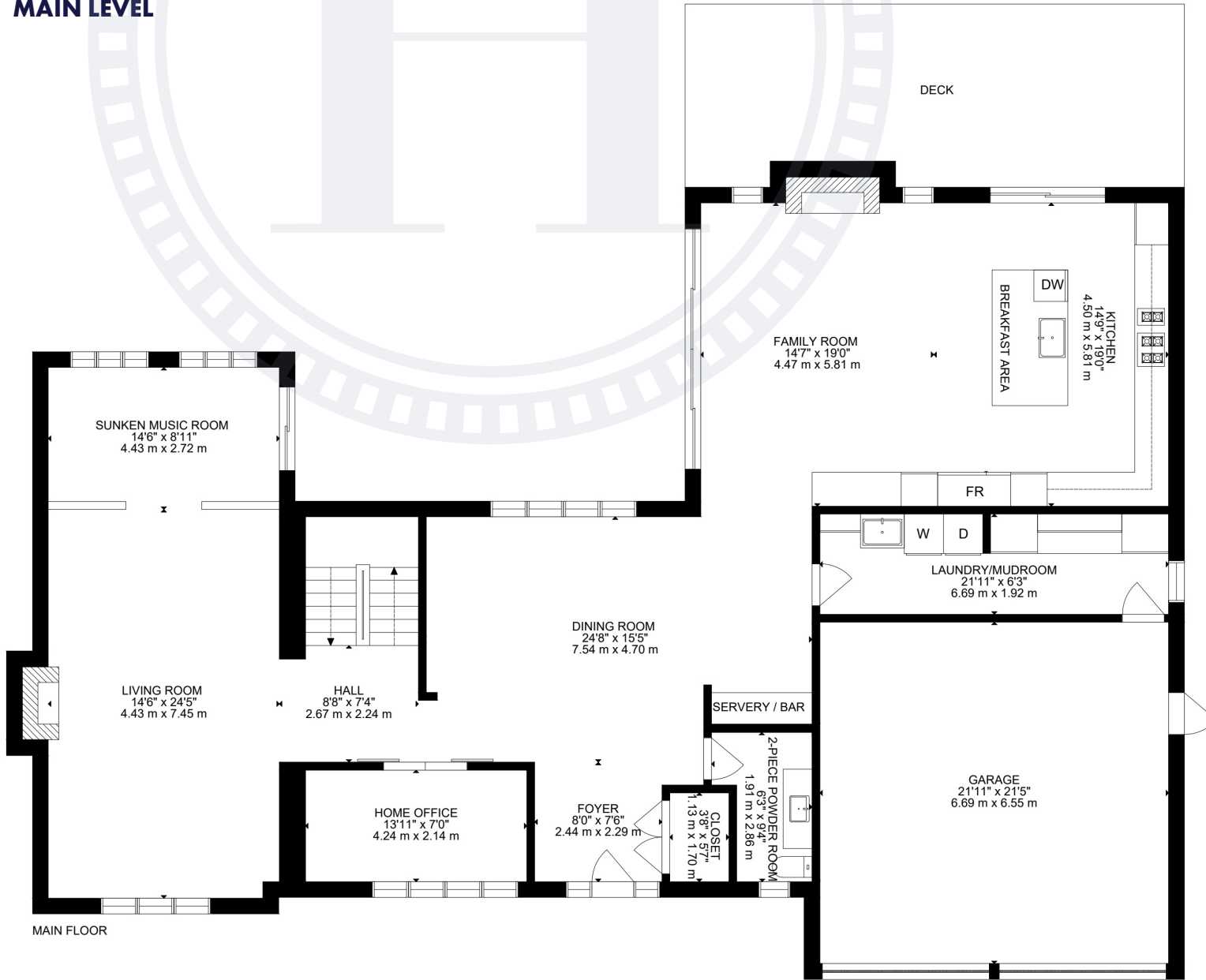
Your Own Backyard Escape

A private backyard oasis built for making the most of summer. A sparkling in-ground pool framed by smooth concrete and interlocking patio takes centre stage, surrounded by mature trees that offer shade and privacy. A covered rear porch and expansive deck and patio create the perfect setting for outdoor dining, lounging, and entertaining, while lush lawns and landscaped garden beds bordered by Armour Stone add colour and charm. A rare blend of resort-style living and tranquil greenery, right at home.

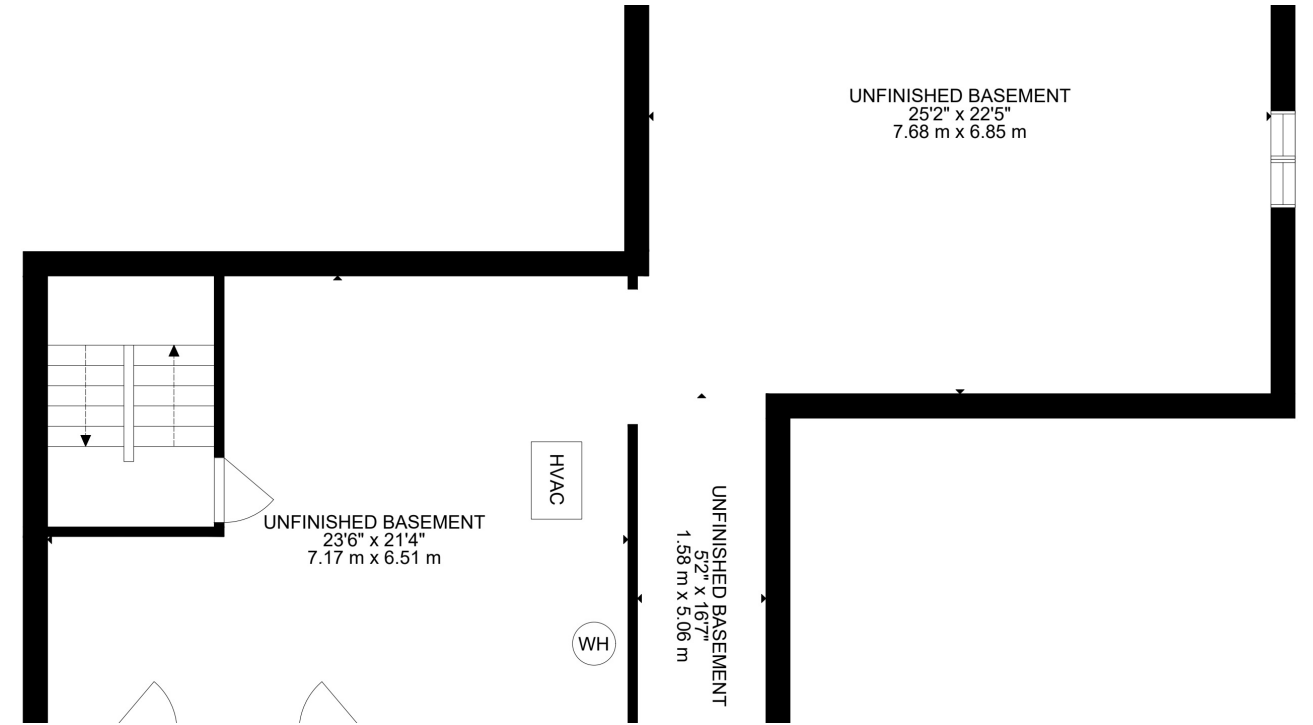


FLOOR PLANS

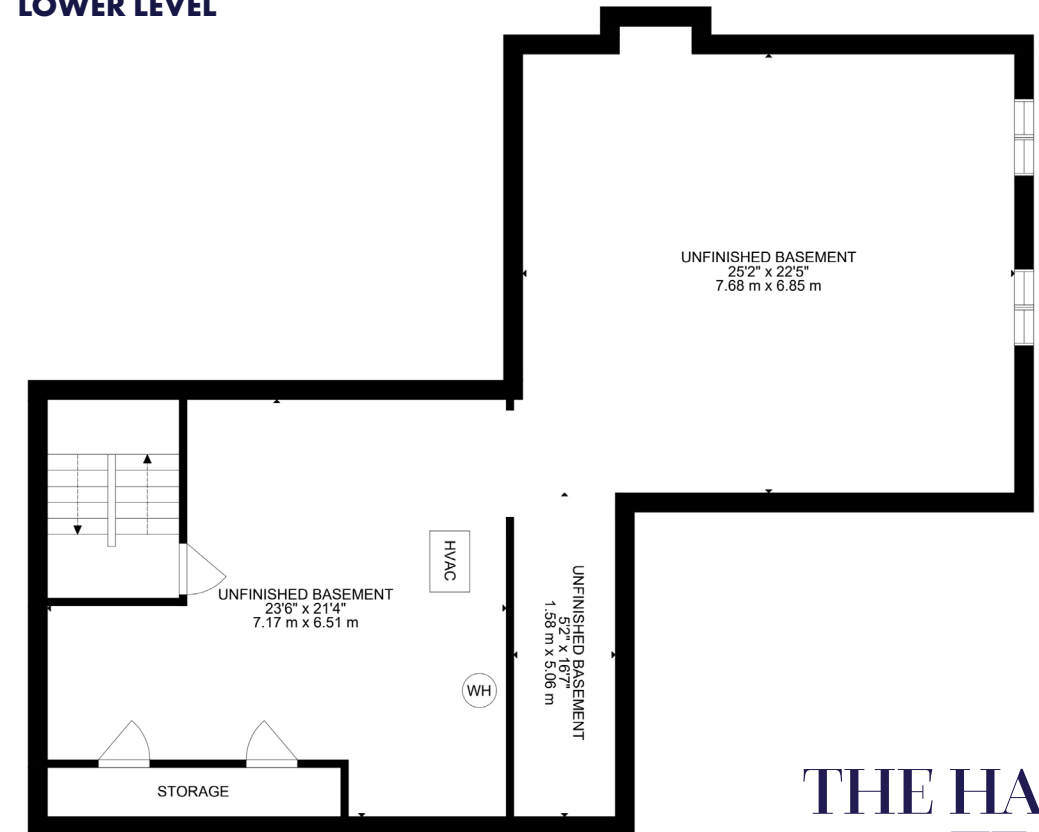
MAIN LEVEL



UPPER LEVEL



LOWER LEVEL



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HOUSE FEATURES

EXTERIOR

FRONT YARD

- Long asphalt driveway (no side walk)
- Oversized double-car garage
- Covered front porch with stone steps
- Stone facade accents
- Mature front landscaping and gardens
- Decorative exterior lighting

GARAGE

- Oversized double-car garage ~950+ sq ft
- Roll-up garage doors
- Interior home access & backyard access
- EV charger
- TV cable hookup
- Ceiling fan

BACKYARD AND EXTERIOR LIVING

- Heated saltwater inground pool (approx. 16' x 36' rectangle) (2021)
- Deep & shallow ends (robot cleaner excluded)
- Hot tub (as is)
- Interlock patios and walkways
- Armour stone retaining walls
- Mature cedar hedges for privacy
- Extensive perennial landscaping
- Fully fenced large grassy yard
- Multiple seating and entertaining areas
- Pool equipment enclosed behind fencing
- Side yard access on both sides of home
- Gas BBQ hookup
- Storage shed

MAIN LEVEL

FRONT FOYER

- Tile and hardwood flooring transition

- New solid front door with sidelights
- Large double-door coat closet
- Modern semi-flush mount lighting

LIVING ROOM

- Hardwood flooring
- Large picture window overlooking front yard
- Gas fireplace with mantel and feature wall
- Custom built-in cabinetry and bookcases
- Modern semi-flush mount light & Pot lights

DINING ROOM

- Hardwood flooring
- Open concept
- Oversized window overlooking pool & patio
- Easily accommodates a full dining set
- Chandelier & Pot lights

KITCHEN & BREAKFAST AREA

- 10-foot centre island, Brazilian leathered granite
- Large farmhouse sink
- Sit-up breakfast bar
- Quartz countertops throughout remainder of kitchen
- Ceiling-height cabinetry
- Pull-out pantry storage
- Garbage and recycling pull-out
- Built-in utensil and tray storage
- Custom corner storage drawers
- Built-in sideboard with quartz top, floating shelves and storage
- Built-in Bosch microwave
- Bosch dishwasher
- Frigidaire stainless steel fridge/freezer
- Thor 6-burner gas stove with double ovens
- Subway tile backsplash & decorative feature tile
- Under-cabinet lighting
- Soft-close drawers

- Gold designer hardware
- Open concept overlooking family room
- Oversized sliding glass walkout to covered deck & backyard

SERVERY/BAR

- Quartz countertops
- Custom cabinetry with glass accent doors
- Built-in wine rack, beverage & wine cooler
- Pot lights

FAMILY ROOM

- Large rear and side-facing windows overlooking backyard
- Oversized sliding glass walkout to backyard & hot tub
- Gas fireplace with stone/brick feature wall
- Open concept overlooking kitchen
- Ceiling fan & Pot lights

SUNKEN MUSIC ROOM

- Large picture window facing backyard
- Sliding glass walkout to patio and backyard
- Pot lights

HOME OFFICE

- Hardwood flooring
- Large front-facing window with custom blinds
- Double barn-style doors
- Custom built-in cabinetry and drawers
- Modern flush mount lighting

LAUNDRY/MUDROOM

- Tile flooring & backsplash
- Interior garage access
- Utility sink
- Quartz folding counter
- Floor-to-ceiling cabinetry
- LG front-load washer and dryer

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HOUSE FEATURES

POWDER ROOM

- Quartz countertops
- Tile flooring
- Large front-facing window
- Updated vanity with quartz counter top
- Decorative mirror
- Gold fixtures and accents
- Wallpaper feature wall
- Modern lighting

UPPER LEVEL

PRIMARY BEDROOM

- Hardwood flooring
- Multiple windows overlooking side & backyard
- Walk-in closet with custom organizers & vanity
- Second walk-in closet
- Vaulted ceiling
- Pendant lighting & Pot lights

5-PIECE PRIMARY ENSUITE

- Glazed porcelain - Calacatta Peonazzo tile flooring
- Oversized double vanity with quartz countertop & extra storage
- Oversized glass shower
- Rain shower head

- Built-in shower niche
- Pot lights & Vanity sconces

BEDROOM 2

- Hardwood flooring
- Large window with blinds overlooking backyard
- Closet organizers
- Modern lighting
- Neutral finishes

DEN/OFFICE NOOK

- Hardwood flooring

BEDROOM 3

- Hardwood flooring
- Large window with blinds overlooking side yard
- Closet organizers
- Modern lighting
- Neutral finishes

BEDROOM 4

- Hardwood flooring
- Large window with blinds overlooking front yard
- Walk-in closet with organizers

4-PIECE FAMILY BATHROOM

- Quartz countertops
- Tile flooring

- Vanity with built-in storage
- Tub/shower combo with glass doors
- Rain shower head
- Sconce lighting

BASEMENT

- Unfinished basement
- Oversized windows
- Bathroom rough-in

ADDITIONAL FEATURES

- Electrical: 200 AMP , Copper wiring
- Heating: RUUD furnace (~ 5 years old)
- Cooling: Air conditioner (~ 5 years old, brand to be confirmed)
- Rheem hot water tank (owned)
- HRV system
- Sump pump
- Shingles (~ 5 years old)
- Built-in speakers / surround sound
- Pool remote Aqualink system
- Security camera rough-in

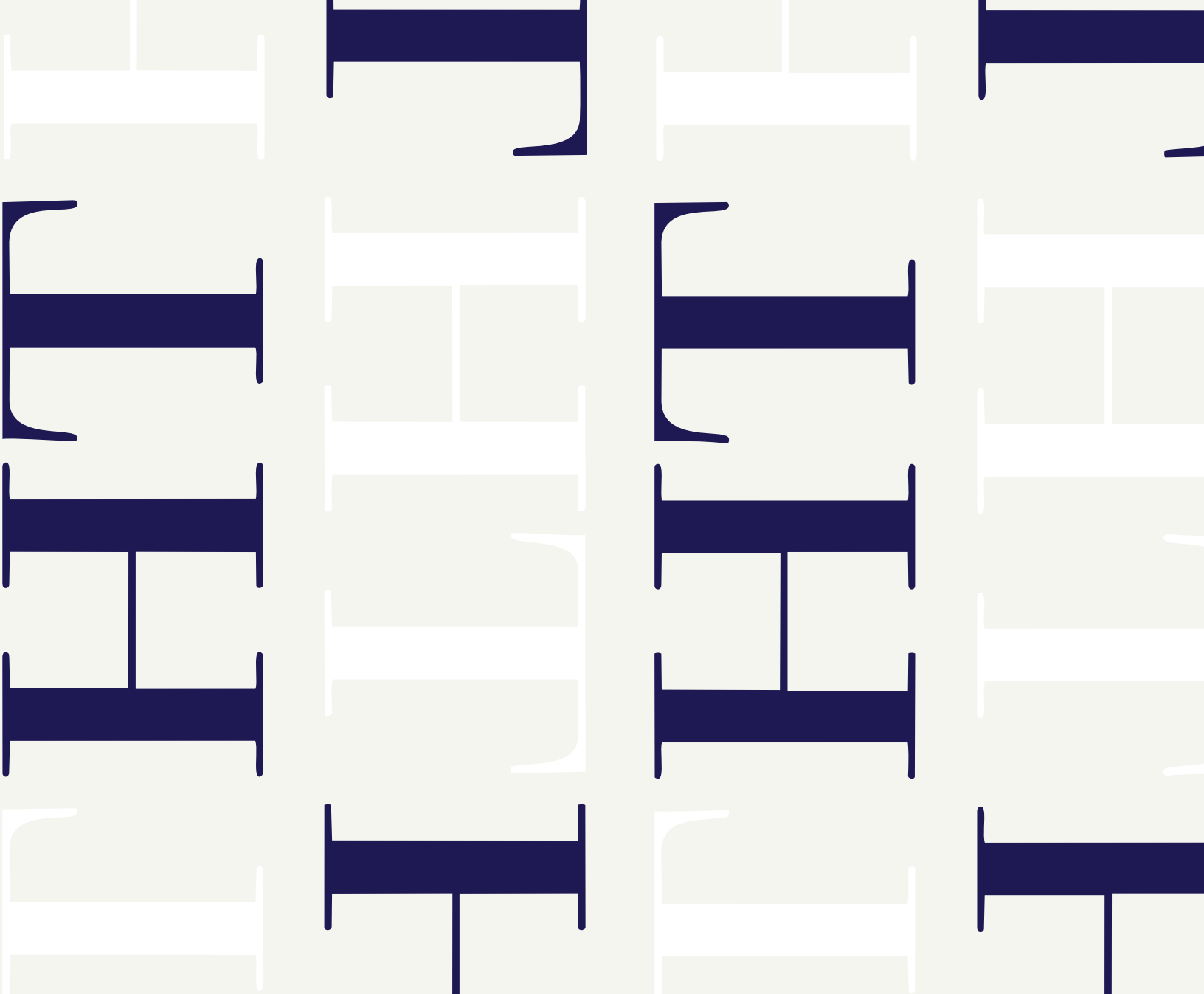
SCHOOLS

| Halton District School Board | | Halton Catholic District School Board | |
|------------------------------|---------------------------|---------------------------------------|---------------------------|
| ENGLISH | | | |
| JK - GR05 | J.M. Denyes Public School | JK - GR08 | Holy Rosary CES |
| GR06 - GR08 | W.I. Dick Middle School | GR09 - GR12 | Bishop P.F. Reding CSS |
| GR09 - GR12 | Milton District HS | | |
| FRENCH IMMERSION | | | |
| GR02 - GR08 | Martin Street PS | GR01 - GR08 | St. Benedict CES |
| GR09 - GR12 | Milton District HS | GR09 - GR12 | St. Kateri Tekakwitha 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/>

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





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