



THE HARTSINK TEAM



81 Tremaine Road
Milton



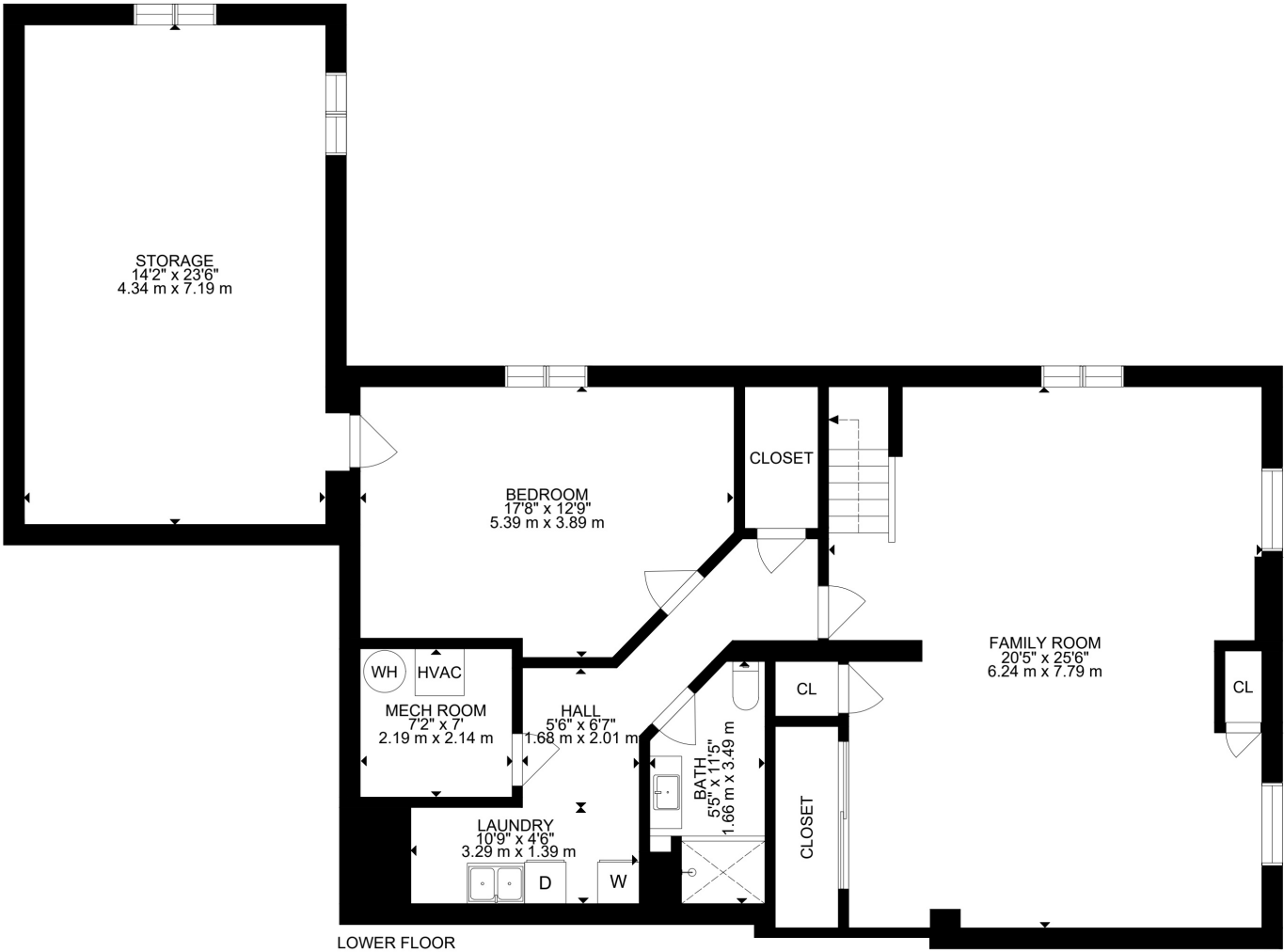
Guiding you home with confidence



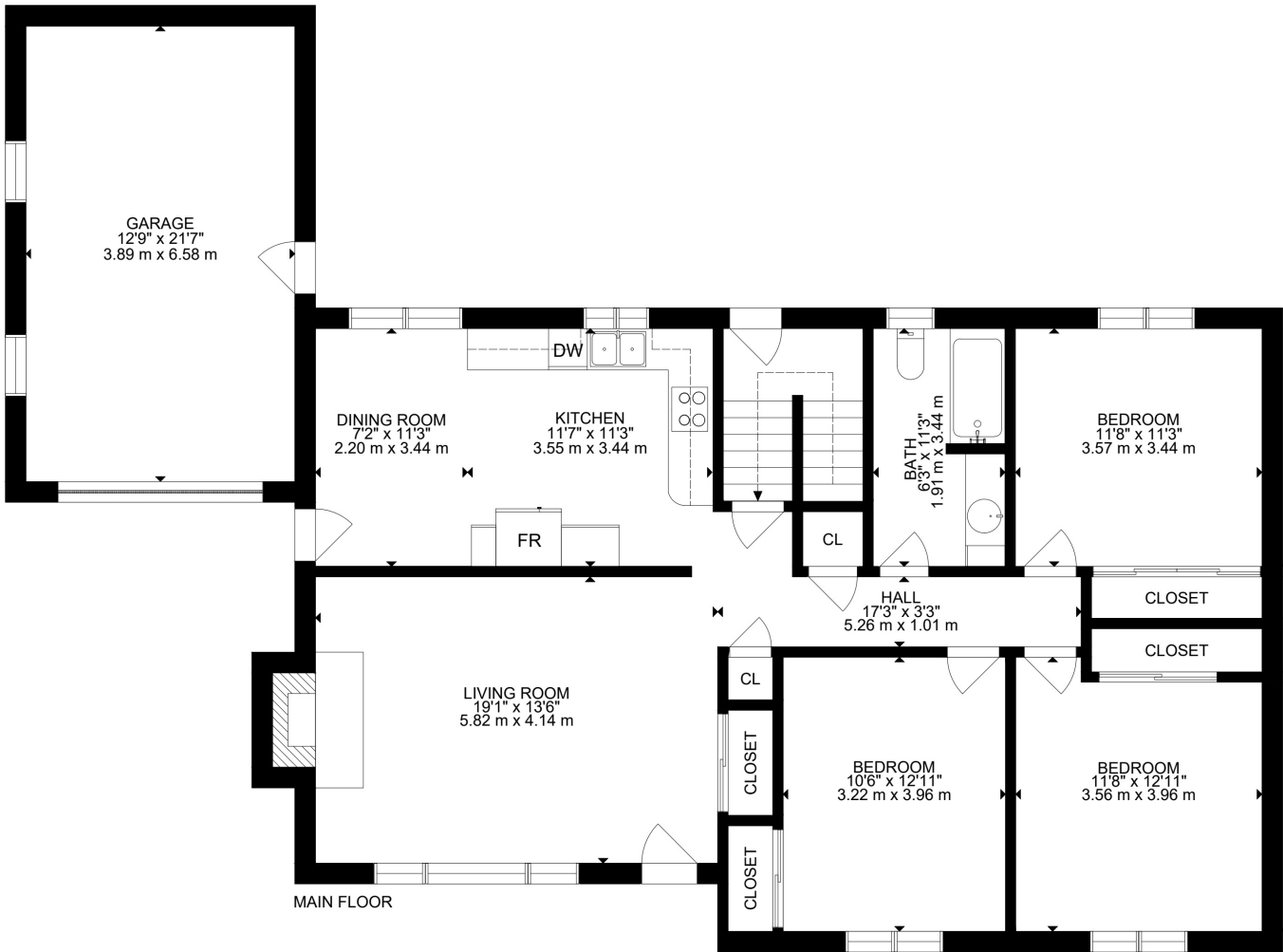




FLOOR PLANS



FLOOR PLANS



HOUSE FEATURES

EXTERIOR

FRONT YARD

- Paved double driveway
- Stone walkway to front door

GARAGE

- Single car garage
- Automatic garage door with remote

BACKYARD

- Paved patio
- Stone firepit
- Creek runs along south side
- Mature trees

INTERIOR

MAIN LEVEL

FRONT ENTRANCE

- Hardwood flooring
- Flush mount modern light fixture
- Crown moulding
- Chair rail moulding
- Double door coat closet
- Freshly painted

LIVING ROOM

- Hardwood flooring
- One Bay window overlooking front yard
- Lamp lighting
- Crown moulding
- Chair rail moulding
- Wood burning fireplace with stone surround
- Freshly painted

KITCHEN

- Laminate flooring
- Two windows overlooking backyard
- Two flush mount modern light fixtures
- Stove–Frigidaire white(as is, top left burner not working)
- Fridge–Samsung stainless steel double door
- Dishwasher–Maytag stainless steel
- Microwave–GE white
- Backsplash Tile
- Oak cabinets
- Breakfast area
- Door to side entrance
- Freshly painted walls

HALLWAY

- Laminate flooring
- Two single linen closets
- Semi flush mount modern light fixture
- Chair rail moulding

- Freshly painted

PRIMARY BEDROOM

- Laminate flooring
- One window overlooking front
- Semi flush mount modern light fixture
- Double closet with built-in Ikea storage system
- Freshly painted

4-PIECE FAMILY BATHROOM

- Linoleum tile flooring
- One window overlooking backyard
- Tub/shower combo
- Vanity with single sink and storage
- Vanity light fixture & flush mount light

BEDROOM 2

- Laminate flooring
- One window overlooking backyard
- Flush mount modern light fixture
- Oversized double closet with built-in Ikea storage system

BEDROOM 3

- Laminate Flooring
- One window overlooking front
- Semi flush mount light fixture
- Double closet with built-in Ikea storage system

LOWER LEVEL

RECREATION ROOM

- Laminate flooring
- Two windows overlooking side yard (2016)
- One window overlooking backyard
- Pot lights
- Large storage closet with built-in shelving
- Hydronic radiant heated floors with owned electric water heater and dedicated thermostat

LAUNDRY ROOM

- Tile flooring
- Samsung stainless steel washer & dryer (2014)

4-PIECE BATHROOM

- Tile flooring
- Tub/shower combo
- Single vanity with storage
- Recessed wall niche
- Vanity lighting

BEDROOM/OFFICE

- Laminate flooring
- One window overlooking backyard
- Pot lights
- Access to full-height under-garage storage

ADDITIONAL FEATURES:

- Heating - Gas ~1996 (Owned)
- Whole home humidifier ~1996 (Owned)
- AC ~1996 (Owned)
- Hot Water Tank - Reliance - Electric (Rental)
- Water Softener ~2023 (Owned)
- Electrical Panel - 100 amp main panel
- 30amp pony panel (north side of basement)
- Copper/Aluminum split
- Septic - Front yard south side
- Asphalt Roof & gutters ~2018
- Hydronic radiant heated floors with owned electric water heater and dedicated thermostat



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

HOUSE FEATURES



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SCHOOLS

Halton District School Board		Halton Catholic District School Board	
ENGLISH			
JK - GR08	Hawthorne Village Public School	JK - GR08	Holy Rosary CES
GR09 - GR12	Craig Kielburger Secondary School	GR09 - GR12	Bishop P. F. Reding CSS
FRENCH IMMERSION			
GR02 - GR08	Hawthorne Village Public School	GR01 - GR08	St. Peter CES
GR09 - GR12	Milton District High School	GR09 - GR12	Bishop P. F. Reding 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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