

32 JOHN GOY SR TRAIL, ACTON



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FEATURES OF THIS HOME

Note: The information contained herein has been provided by the home owner and is to be verified by the Buyer. Fireplace photos have been edited to show flames.

MAIN LEVEL

Entrance

- ◆ Covered front porch
- ◆ Double closet
- ◆ Ceramic floor

Living/Dining Room

- ◆ Open concept with hardwood floor
- ◆ Walk-out to deck & patio

Kitchen

- ◆ Upgraded kitchen cabinets with corner glass front and under cabinet lighting.
- ◆ Ceramic backsplash and floor.
- ◆ Breakfast bar with seating for 5.
- ◆ Pot lights
- ◆ 14" sun tunnel skylight
- ◆ Stainless steel appliances: French door fridge with water/ice dispenser, built-in microwave, built-in dishwasher and smooth top range.
- ◆ Access to garage.
- ◆ Closet laundry with stacked front load washer & dryer.

Master Bedroom

- ◆ Laminate floor
- ◆ Double closet
- ◆ Large window

2nd Bedroom

- ◆ Laminate floor
- ◆ Closet
- ◆ Window

3 Piece Washroom

- ◆ Ceramic floor
- ◆ Large glass door shower with ceramic surround and decorative inlay.

LOWER LEVEL

Rec Room

- ◆ Broadloom
- ◆ Enlarged window

4 Piece Washroom

- ◆ Ceramic floor
- ◆ One piece acrylic soaker tub / shower combo.

Office

- ◆ Laminate floor
- ◆ Double closet
- ◆ Ceiling fan

Storage Room

EXTRAS

- ◆ Interlock front walkway & driveway border
- ◆ Armour stone front step
- ◆ Landscaped front yard
- ◆ 14" sun tunnel skylight and upgraded chandelier in stairwell
- ◆ Gas line for BBQ
- ◆ Garage door opener and remote
- ◆ Situated next to community park; walking distance to downtown shops, library, schools and Acton GO train station.

LOCATION

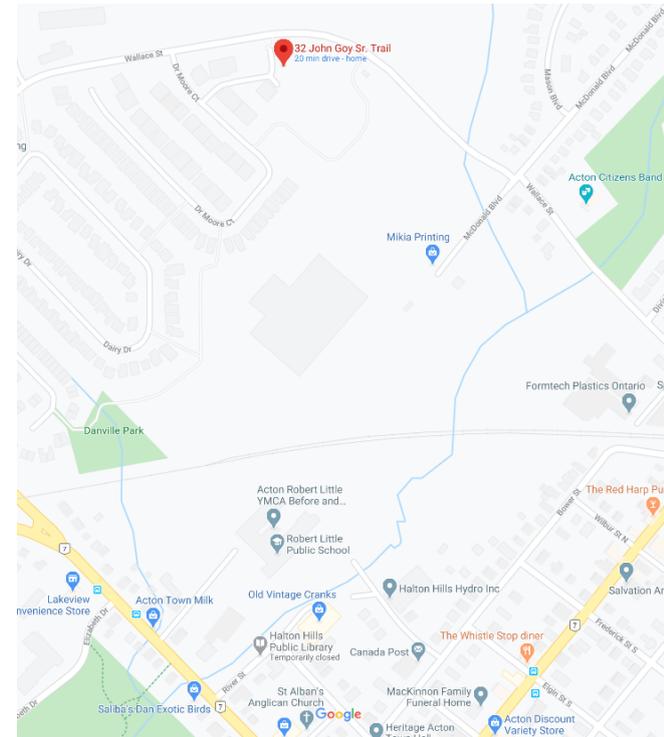


The Town of Halton Hills is situated on the edge of the Greater Toronto Area and is made up of a unique combination of the historic towns of Georgetown and Acton, small hamlets and stunning rural landscapes. It is a safe, green, family oriented community where the quality of life is unsurpassed with large rural areas and quiet, family oriented, residential neighbourhoods .



Acton, first called Danville, was settled in 1825 by the Adams brothers. The name was later changed to Adamsville and in 1844, Postmaster Robert Swan suggested the name Acton, after his hometown in England. From 1842 until its closure in 1986, the town was dominated by one major industry, the tannery. The town has adopted the name Leathertown to reflect its heritage. The phrase “It’s Worth The Drive To Acton” was made famous by the Olde Hide House, which still operates today selling assorted leather goods to customers from all over.

Acton hosts gardens and parkland, including Fairy Lake, located just two blocks from downtown. This vibrant community offers numerous annual events that celebrate small town living. The Acton Fall Fair, “one of the best little fairs in Ontario,” has been a September tradition for 96 years.



MY TEAM - WE ARE RESULTS

- ◆ Together we bring over 30+ years of business knowledge, administrative and customer service experience.
- ◆ A high level of technical skills and real estate knowledge.
- ◆ A strong proponent of ethics, hard work and a belief that the customer's needs and wants always come first.
- ◆ My team extends to our professional relationships, providing access to the best financing options, Award Winning stager and photography experts, Home Inspectors, Septic & Well experts, Lawyers and other preferred suppliers who will be available to assist you when you need them.



Michael Oles
Sales Representative



Chris Thompson
Business Administrator



Hayley Derikx
Media Coordinator



“Our exceptional level of customer service and genuine concern for our clients, along with our excellent results, truly separates us from everyone else.”

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