

1694 Centre Road  
Carlisle, ON L8N 2Z7

RES/Freehold/Sale

Price:

\$3,500,000

**\$ Reduced**



MLS®#: 30643742 Status: **Active**  
 Region: Hamilton DOM: 80  
 Municipality: 43 - Flamborough  
 Neighbourhood: 044 - Flamborough East  
 Bldg Type/Style: Detached/2 Storey  
 Age/Yr Built: 0-5 Years/2013 Basement: Yes  
 Legal Desc: CON 10, PT LOT 7, FE FLM  
 Sq.Ft/Source: 3,000/Other Tot Bdrms: 5 (5+0)  
 Sq Ft Range: 2001 to 3000 Bathrooms: 7.2  
 Acres/Range: 12.000 / 10 24.99 Lot Front: 725.00 Ft  
 Taxes/Year: \$2,459/2018 Lot Depth:  
 Irregularities: Lot Shape: Rectangular  
 Heat: Gas/Forced Air  
 Water: Well/Drilled Well Sewer: Septic  
 Brokerage: Royal LePage Meadowtowne Realty Inc.,  
 Brokerage  
 CrossSt/Dir: CENTRE ROAD JUST NORTH OF CARLISLE

**Property Details**

Exterior:	Brick	Heat Source:	Gas	Air Cond Type:	Central Air
Bsmt Size/Fn/Dev:	Full/Unfinished	Heat Type:	Forced Air	Air Condition:	
Foundation:	Stone	Sewers:	Septic	Fireplaces:	
Roof:	Asphalt Shingle/	Water:	Well	Waterfront:	None
Water Meter:	No	Wtr Sup Type:	Drilled Well	Pool:	None
Laundry Access:	In-Suite	UFFI:	No	Retire Comm:	
#/Type of Garage:	0.0/None	Total Parking Spaces: 50		VisitAble:	
#/Driveway/Type:	50.0/Private Double Wide/Gravel	Assigned Spaces:		Addl Month Fees:	
Parking:	Gravel	Soil Type:	Loam	Energy Cert Level:	
Recreational Use:	Yes	Elevator YN:	No	Freehold w/Com Elem Fee:	No

**Remarks**

Spectacular "State-of-the-Art" , high income Equestrian Facility with two large houses and additional modern staff accommodation, located on 12 Acres in the sought after affluent community of Carlisle. Designed by the current owner and Built by "Post Farm Structures" in 2013. A total of 31 stalls creatively laid out within wood clad walls, high vaulted ceilings and an adjoining updated bank barn. All stalls are rubber matted and predominately 12x12', 4 of which convert to 2 foaling boxes. There are 2 large wash stalls, a feed room and ample hay/shavings storage. Within the main barn there are also 2 heated studio spaces, 31 tack lockers, 2 offices, 2 laundry rooms and 2 three piece bathrooms. The heated viewing room adjacent to the 78'8" x 203'4" sand and fiber indoor arena has a full kitchen/dining area and a balcony overlooking the paddocks. Outside there is a second large sand and fiber arena, newly build septic systems, and 11 post and rail paddocks with access to hydro and water. The main residence is a lovely 4 bedroom, century brick, 2.5 story dwelling in excellent condition and currently tenanted. The 2nd dwelling, also tenanted has a 4000 sq ft common area on the main floor with 3 bedrooms and bathrooms upstairs as well as a modern 2 bedroom granny annex with a separate entrance. Quick access to the 401, 407 and QEW and as easy access to Burlington/Oakville, Milton, Guelph. Consistent occupancy of 92 % - 95 % year round.

**Property Features**

**Features/Amenities:**

Area Features: Golf, Hospital, Library, Major Highway, Part Cleared, Place of Worship, Rec./Commun.Centre, Schools, Skiing

Other Structures: Auxiliary Residences, Barn, Shed

Inclusions: 5 FRIDGES, 5 STOVES, 4 DISHWASHERS, FURNITURE IN VIEWING LOUNGE, 4 HOT WATER HEATERS

Elem Schools: BALACLAVA & OUR LADY Sec Schools: WATERDOWN  
 MT.CARMEL

**Tax and Financial Information**

Roll#:	251830393003600	Assessment:	\$878,000/2017	Survey:	None
Pin#:	175240209	Taxes:	\$2,459/2018	Private Entrance:	
Legal Desc:	CON 10, PT LOT 7, FE FLM	Fronting On:	East	HST Applicable:	Yes
Location:	Rural				
Special Designation:	Conservation Control				

**Rooms Information**

Room	Level	Dimens Imperial	Features	Room	Level	Dimens Imperial	Features
Kitchen	M	13' 7" X 15' 8"		Family Room	M	13' 9" X 15' 8"	
Living Room	M	14' 8" X 17' 10"		Dining Room	M	11' 1" X 12' 2"	
Den	M	8' 0" X 9' 10"		Bathroom	M		3-Piece
Bathroom	M		2-Piece	Bathroom	M		2-Piece
Bathroom	M		3-Piece	Bathroom	M		3-Piece
Master Bedroom	2	11' 9" X 16' 10"		Bedroom	2	11' 9" X 12' 0"	
Bedroom	2	9' 8" X 12' 0"		Bedroom	2	10' 8" X 11' 4"	
Bathroom	2		3-Piece	Bathroom	2		3-Piece
Bathroom	2		3-Piece	Bathroom	2		3-Piece
Bedroom	3	11' 5" X 27' 11"					

**Listing Information**

Commence Date:	03/19/2018	Deposit:	100,000	Buy Option:	CDOM:	80
Sign:		Lockbox:		Possess. Dt:	SPIS:	No/No
Income Potential:	Yes	Payment:	/	Furnished:	Private:	
References:		Application Required:		Employment Letter:	Possession:	Flexible

SpDes/Rest/Acc: Conservation Lease Agrmnt:  
Control

Min Lease Terms: -

Prepared By: Joseph Brazeau, Salesperson  
Royal LePage Meadowtowne Realty Inc., Brokerage

Client Full One Page Report

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