

	<p>1694 Centre Rd Hamilton Ontario L8N 2Z7 Hamilton Rural Flamborough Hamilton SPIS: N Taxes: \$2,458.68 / 2018</p> <p style="text-align: right;">List: \$3,500,000 For: Sale</p> <p style="text-align: right;">DOM: 78</p>	
<p>Detached 2-Storey</p>	<p>Front On: E Acres: 10-24.99</p>	<p>Rms: 9 Bedrooms: 5 Washrooms: 9 7x3, 2x2</p>
<p>Lot: 725 x 0 Feet Irreg: **City Of Hamilton Dir/Cross St: 10th Con. East</p>		

MLS#: X4070922	Contract Date: 3/19/2018	Possession: Tba	PIN#:
<p>Kitchens: 1 + 2 Fam Rm: Y Basement: Full / Unfinished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: Apx Age: 0-5 Apx Sqft: Assessment: 878000 / 2017 POTL: POTL Mo Fee: Elevator/Lift: N Laundry Lev: Lower Phys Hdcap-Eqp: N</p>	<p>Exterior: Brick Drive: Pvt Double Gar/Gar Spcs: None / 0.0 Drive Park Spcs: 50 Tot Prk Spcs: 50 UFFI: No Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat:</p>	<p>Zoning: Res/Agr Cable TV: Hydro: Y Gas: Phone: Y Water: Well Water Supply: Drilled Well Sewer: Septic Spec Desig: Unknown Farm/Agr: Horse Waterfront: Retirement: N Oth Struct: Aux Residences Paddocks</p>	

#	Room	Level	Length (m)	Width (m)	Description
1	Kitchen	Main	4.16	x 4.79	
2	Family	Main	4.20	x 4.79	
3	Living	Main	4.49	x 5.44	
4	Dining	Main	3.38	x 3.71	
5	Den	Main	2.44	x 3.00	
6	Master	2nd	3.60	x 5.14	
7	Br	2nd	3.60	x 3.67	
8	Br	2nd	2.97	x 3.67	
9	Br	2nd	3.27	x 3.47	
10	Br	3rd	3.49	x 5.82	

Client Remks: Spectacular "State-Of-The-Art" , High Income Equestrian Facility On 12 Acres With Two Large Houses And Additional Modern Staff Accommodation Located 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

Extras: Incl; 5 Fridges,5 Stoves, 4 Dishwashers, Furniture In Viewing Lounge, 4 Hot Water Heaters 5 Fridges & Stoves. 4 Dishwashers, Furniture In Viewing Lounge. 4 Hot Water Heaters.

Listing Contracted With: ROYAL LEPAGE MEADOWTOWNE REALTY, BROKERAGE Ph: 905-878-8101