

332 Progreston Road
Carlisle, ON L0R 1H1



LAND/Residential Building Lot/Sale Price: **\$700,000**

MLS®#: **30646081** Prev Price: **\$749,000**
 Alt. MLS®#: Status: **Active**
 Region: **Hamilton** DOM: **183**
 Municipality: **43 - Flamborough**
 Neighbourhood: **044 - Flamborough East**
 Category/Use: /
 Acreage: **0.50-1.99** Lot Shape: **Rectangular**
 Frontage: **416.60 Ft** Location: **Rural**
 Depth: **136.54 Ft** Fronting On: **South**
 Irregularities:
 Zoning: **Res** Chatters:
 Soil Type: **Loam** Waterfront:
 Legal Desc: **Pt Lt 6 Con 8 E. Flamborough, Plan 62R20680** Soil Test:
 Sellers: **Irene Kraus-Picado**
 List SP/Brk: **Joseph A. Brazeau, Salesperson / Royal LePage Meadowtowne Realty Inc., Brokerage**

CrossSt/Dir: **Centre Rd**

Property Details

Area Influences: **Major Highway, Place of Worship, Rec./Commun.Centre, Schools**
 Special Designations: **None**
 Services: **Hydro, Municipal to Lot Line, Natural Gas, Telephone**
 Wtr Supply Type: **Drilled Well** Water: **Well** Sewers: **None** Rec Use:
 Well Capacity: Well Depth: Well Testing: **None** HST Applicable: **Call LBO**
 Pin #: **175200041** Assessment: **\$/2017** Develop \$ Pd: **No**
 Roll #: **000000000000000** Taxes: **\$/2017** Income Pot: **No**
 Fronting On: **South**

Public Remarks

1.3 Acre Building Lot -- sought-after location in the prestigious Carlisle Community. 416 ft. frontage and backing onto farmland. New well already in place--report available. A hedge of beautiful Blue Beech planted on the farm behind- great start on the landscaping. Quiet residential street of executive homes. Easy access for commuting to major highways. Schools, library, arena, community centre and shopping nearby. Lots like this seldom become available—a great opportunity to custom-build your dream home.

REALTOR® Information

Rmks for Brokerages: **Please attached Schedule B and form 801 to call offers.**

Appointments: TLBO	Occupant: Owner	Possession: Flexible
Commission: 2.5%	Deposit: 25,000	Possess Date:
Under Contract:	SPIS: No/No	Bkg Trust: IB
Sign:	Lockbox:	Spec Agreement: No
Commence Date: 03/28/2018	Expire Date: 08/31/2019	Contact Exprd: No
Financing: Clear	Holdover Days: 90	CDOM: 183
List Brokerage 1: Royal LePage Meadowtowne Realty Inc., Brokerage		L/BR Phone: (905) 878-8101
List Salesperson 1: Joseph A. Brazeau, Salesperson		L/SP Phone: (905) 878-8101
Email: jbrazeau@royallepage.ca		Salesperson Cell: (905) 878-8101
L/SP Fax: (905) 878-8188	Brokerage Web: www.meadowtowne.com	
List Brokerage 2: Royal LePage Meadowtowne Realty Inc., Brokerage		Brokerage Phone: (905) 878-8101
List SP 2: Virginia R. Brazeau, Salesperson		SP Phone:
Email: vbrazeau@royallepage.ca		
List Brokerage 3: Royal LePage Meadowtowne Realty Inc., Brokerage		Brokerage Phone: (905) 878-8101
List SP 3: Jennifer Brazeau-Barg, Salesperson		SP Phone:
Email: jenniferbrazeau@brazeauteam.com		

Prepared By: **Joseph Brazeau, Salesperson**

Full Report

Date Printed: **10/01/2018**