

1694 CENTRE Road, Carlisle, Ontario L8N 2Z7

Listing

Client Full
Active / Farm

[1694 CENTRE Rd Carlisle](#)

MLS®#: 40387317
Price: \$3,500,000



Hamilton/43 - Flamborough/044 - Flamborough East

2 Storey/Agricultural (With House)

	Beds	Baths	Kitch
Main			1
Second	4	2	

Trans Type: **Sale**
 Beds (AG+BG): **4 (4 + 0)**
 Baths (F+H): **2 (2 + 0)**
 SF Total: **3,000/Other**
 SF Range: **2001 to 3000**
 AG Fin SF: **3,000.00/Other**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$5,812.00/2022**
 Addl Monthly Fees:

Remarks/Directions

Public Rmks: **Spectacular "State-of-the-Art" 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, septic system (2014), 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, open-concept main floor, 3 bedrooms, 3 bathrooms. Plus modern 2 bedroom open-concept self-contained studio with a separate entrance. Quick access to the 401, 407 and QEW and an easy access to Waterdown, Burlington/Oakville, Milton, Guelph.**

Directions: **CENTRE ROAD JUST NORTH OF CARLISLE**

Exterior

Construct. Material: **Brick** Foundation: **Stone** Roof: **Metal**
 Shingles Replaced: Year/Desc/Source: **1920//Estimated Municipal Road** Prop Attached: **Detached**
 Property Access: **Arena, Barn, Bank Barn, Drive Shed, Fence - Partial, Out Buildings, Shed** Rd Acc Fee: **100+ Years**
 Other Structures: **None** Winterized: **Fully Winterized**
 Pool Features: **None**
 Garage and Parking: **, Private Drive Double Wide, Gravel Driveway**
 Parking Spaces: **50** Driveway Spaces: **50**
 Garage Sp/Desc: **0 Spaces** Sewer: **Septic**
 Services: **Fibre Optics, High Speed Internet, Natural Gas, Telephone**
 Water Source: **Drilled Well, Well** Water Tmnt: **10-24.99** Acres Rent:
 Lot Size Total/Units: **12.11 Acres** Acres Range: **821.68**
 Lot Front (Ft): **718.49** Lot Depth (Ft): **Rectangular** Land Lease Fee:
 Lot Irregularities: **Airport, Ample Parking, Golf, Highway Access, Hospital, Library, Major Highway, Place of Worship, Rec./Community Centre, Schools, Skiing**
 Area Influences: **View: Sloping** Retire Com: **No**
 Topography: **Sloping** Fronting On: **East**
 School District: **Hamilton-Wentworth Catholic District School Board, Hamilton-Wentworth District School Board**
 High School: **Waterdown District. St Mary SS.**
 Elementary School: **Balaclava. Our Lady of Mount Carmel**

Interior

Interior Feat: **Other, Water Heater Owned**
 Basement: **Full Basement, Unfinished,**
 Laundry Feat: **In-Suite**
 Water Source: **Drilled Well, Well**
 Cooling: **Central Air**
 Heating: **Forced Air, Gas**
 Under Contract: **None**
 Inclusions: **Dishwasher, Refrigerator, Stove**
 Add Inclusions: **5 fridges, 5 stoves, 4 dishwashers, furniture in viewing lounge, 4 hot water heaters**
 Exclusions: **Tenants' personal possessions**
 Furnace Age: Tank Age: UFFI: **No**

Common Elements

Locker: Balcony:

Farm Information

Farm Type: **Equestrian** Additional Res:
 Farm Features: **Barn Hydro, Barn Water, Fenced, Paddock, Pasture, Stalls**
 Farm Remarks: **Additional Res: 2 Residences + 2 bed Apt + Manager's Quarters**
 Soil Type: **Loam** Soil Test/Date:

Parcels: Rmng Trms of Lse: Market Quota Incl: **No**

Property Information

Common Elem Fee: **No** Local Improvements Fee:
 Legal Desc: **PT LT 7, CON 10 EAST FLAMBOROUGH, PART 1, 62R-20834; FLAMBOROUGH CITY OF HAMILTON**
 Zoning: **A2 - Rural** Survey: **Available/**
 Assess Val/Year: **\$1,033,000/2023** Hold Over Days: **120**
 PIN: **175240209** Occupant Type: **Tenant**
 ROLL: **251830393003600** Deposit: **100000**
 Possession/Date: **30 - 59 Days/**
 Possession Rmks: **Flexible**

Brokerage Information

List Brokerage: [Royal LePage Meadowtowne Realty Inc., Brokerage](#)

Source Board: The Oakville, Milton and District Real Estate Board
 Prepared By: Joseph A. Brazeau, Salesperson

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