

## Property Client Full

# 1694 Centre Road, Hamilton, Ontario L8N 2Z7

Listing

**1694 Centre Rd Hamilton**

**Active / Residential Freehold / Detached**

**MLS®#: X6019725**  
**List Price: \$3,500,000**



### Hamilton/Hamilton/Carlisle

Tax Amt/Yr: **\$5,812.00/2022** Transaction: **Sale**  
SPIS: **No**  
Legal Desc: **Pt Lt 7, Con 10, East Flamborough, Part 1, ...**  
Style: **2 Storey** Rooms Rooms+: **9+0**  
Fractional Ownership: BR BR+: **4(4+0)**  
Assignment: Baths (F+H): **2(2+0)**  
Link: **No** SF Range: **2500-3000**  
Stories: **2.0** SF Source:  
Lot Irreg: **12.11 Acres** Lot Acres: **10 - 24.99**  
Lot Front: **718.49** Fronting On: **E**  
Lot Depth: **821.68**  
Lot Size Code: **Feet**  
Zoning: **A2 Rural**  
Dir/Cross St: **Just North Of Concession 10 E**

PIN #: **175240304**  
Holdover: **120**  
Possession: **Flexible**

ARN #: **251830393003600** Contact After Exp: **No**  
Possession Date:

Kitch Kitch + **3 (1+2)**  
Fam Rm: **Yes**  
Basement: **Yes/Full, Unfinished**  
Fireplace/Stv: **No**  
Heat: **Forced Air, Gas**  
A/C: **Yes/Central Air**  
Apx Age: **100+**  
Elevator: **No/None**  
Retirement: **No**  
Property Feat: **Hospital, Library, Park, Place of Worship, Rec Centre**

Exterior: **Brick, Stone**  
Drive: **Pvt Double**  
Gar/Gar Spcs: **None/0.0**  
Drive Pk Spcs: **50.00**  
Tot Pk Spcs: **50.00**  
UFFI: **No**  
Pool: **None**

Utilities: **Gas, Hydro, No Sewers, Telephone**  
Water: **Well**  
Water Inc: **Drilled Well**  
Sewers: **Septics**  
Special Desig: **Unknown**  
Farm/Agr: **Horse**

### Remarks/Directions

Client Rmks: **Spectacular "State-Of-The-Art" High Income Equestrian Facility W/2 Lrg Houses & Add'l Modern Staff Accommodation, Located On 12 Acres In Sought After Community Of Carlisle. Designed By Current Owner & Built By "Post Farm Structures" In '13. Total 31 Stalls Creatively Laid Out Within Wood Clad Walls, High Vaulted Ceilings & Adjoining Bank Barn. All Stalls Are Rubber Matted. Lrg Wash Stalls, Feed Rm & Ample Hay/Shavings Storage. Heated Viewing Rm, Kit/Din Area, 2 Offices. Quick Access To The 401, 407 And Qew And An Easy Access To Waterdown, Burlington/Oakville, Milton, Guelph.**

Extras: **5 Fridges, 5 Stoves, 4 Dishwashers, Furniture In Viewing Lounge, 4 Water Heaters.**

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

Prepared By: **JOSEPH A. BRAZEAU, REALTOR Salesperson**