

25 CULLUM Drive, Carlisle, Ontario L0R 1H2

Client Full
Active / Residential

25 CULLUM Dr Carlisle

MLS®#: 40282871



Hamilton/43 - Flamborough/044 - Flamborough East Bungalow/House

	Beds	Baths	Kitch
Lower	2	1	
Main	2	3	1

Beds (AG+BG): **4 (2 + 2)**
 Baths (F+H): **4 (3 + 1)**
 SF Fin Total: **3,824**
 AG Fin SF Range: **1501 to 2000**
 AG Fin SF: **1,912/Plans**
 BG Fin SF: **1,912/Plans**

Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$7,848.34/2022**

Remarks/Directions

Public Rmks: Beautiful open-concept Van Hove custom-built bungalow '97 on spectacular 1/2 acre lot. Quiet cul-de-sac in sought after Carlisle neighbourhood. Meticulously maintained with beautiful back-yard. An entertainer's dream inside & out. Updated kitchen (2019) with granite counter & island. High end kitchen appliances: Miele D/W, Dacor gas cook top & separate oven, Fisher & Paykel Fridge. Breakfast room plus sunroom/family rm w/French doors leading to the upper deck area outside. Open floor plan in dining & living room area w/gas fireplace. 9' ceilings main floor. Private office area & laundry on main level w/ door to garage. 2 Master bedrooms with ensuite baths. 3 bedrooms have attached ensuite bathroom & possible 4th BR or dream home office on L.L. Fully finished lower level features 8' ceilings, Master 'suite' w/ sitting area, ensuite bath & walk-in closet, huge recreation room with 2nd gas fireplace, double doors to patio & pool area, portable dry sauna, workshop area, & staircase up to the oversized 2 car garage where there is storage space or a place for your summer sports car. Upper deck w/shade awning leads to many entertaining/seating areas in beautifully landscaped, fully fenced spectacular back yard - mature trees for privacy & paradise for pets. In-ground salt-water pool w/ heater, waterfall feature & coloured underwater lights with remote. Keyless entry, water filtration plus R/O system, HVAC, fibre internet, smart water meter, 22KW Gas Generac Generator, in-ground sprinkler, garden shed with hydro, circular driveway. This home will not disappoint—it has it all!

Directions: Carlisle Rd. to Flamborough Hills Dr., left on Kentmere, left onto Cullum.
Cross St: Acredale

Common Elements

Locker:

Balcony:

Exterior

Exterior Feat: **Awnings, Deck(s), Landscape Lighting, Landscaped, Lawn Sprinkler System, Lighting, Patio(s), Privacy Construct. Material: Brick, Stone**
 Shingles Replaced: **2009** Foundation: **Concrete** Roof: **Asphalt Shingle**
 Year/Desc/Source: **1997//Builder** Prop Attached: **Detached**
 Property Access: **Municipal Road, Paved Road, Public Road** Apx Age: **16-30 Years**
 Other Structures: **Fence - Full, Playground, Sauna, Shed, Storage, Workshop** Rd Acc Fee:
 Pool Features: **Inground, Salt** Winterized: **Fully Winterized**
 Garage & Parking: **Attached Garage//Private Drive Double Wide//Asphalt Driveway, Circular Driveway**
 Parking Spaces: **8** Driveway Spaces: **6.0** Garage Spaces: **2.0**
 Parking Level/Unit: Parking Assigned: Licen Dwelling: **Yes**
 Services: **Cable TV Available, Cell Service, Electricity, Fibre Optics, Garbage/Sanitary Collection, High Speed Internet, Natural Gas, Recycling Pickup, Street Lights, Telephone, Underground Wiring**
 Water Source: **Municipal-Metered** Water Tmnt: **Reverse Osmosis, Water Purification, Water Softener** Sewer: **Septic**
 Lot Size Area/Units: **0.507/Acres** Acres Range: **0.50-1.99** Acres Rent:
 Lot Front (Ft): **98.00** Lot Depth (Ft): **201.00** Lot Shape: **Pie**
 Location: **Rural** Lot Irregularities: Land Lse Fee:
 Area Influences: **Ample Parking, Cul de Sac/Dead End, Golf, Highway Access, Landscaped, Library, Park, Place of Worship, Playground Nearby, Quiet Area, Rec./Community Centre, School Bus Route, Schools, Shopping Nearby, Trails**
 View: Retire Com: **No**
 Topography: **Level, Sloping** Fronting On: **West**
 Restrictions: **Municipal** Exposure:
 School District: **Hamilton-Wentworth Catholic District School Board, Hamilton-Wentworth District School Board**
 High School: **Waterdown / St. Mary**
 Elementary School: **Balaclava / Our Lady**

Interior

Interior Feat: **Air Exchanger, Auto Garage Door Remote(s), Built-In Appliances, Central Vacuum, Countertop Range, Floor Drains, In-law Capability, Intercom, Oven Built-in, Sauna, Sump Pump, Upgraded Insulation, Ventilation System, Water Heater, Water Meter, Water Purifier, Water Softener, Water Treatment, Workshop**
 Security Feat: **Alarm System, Carbon Monoxide Detector(s), Security System, Smoke Detector(s)**
 Access Feat: **Open Floor Plan**
 Basement: **Full Basement** Basement Fin: **Fully Finished**

Laundry Feat: **Electric Dryer Hookup, Gas Dryer Hookup, Laundry Room, Main Level, Sink, Washer Hookup**
Cooling: **Central Air, Energy Efficient, Humidity Control**
Heating: **Fireplace-Gas, Forced Air, Gas, Gas Hot Water, Space Heater(s)**
Fireplace: **2/Living Room, Natural Gas, Rec Room**
Under Contract: **HWT-Gas**
Inclusions: **Built-in Microwave, Carbon Monoxide Detector, Central Vac, Dishwasher, Dryer, Garage Door Opener, Gas Stove, Pool Equipment, Range Hood, Refrigerator, Smoke Detector, Washer, Window Coverings**
Add Inclusions: **California shutters, reverse osmosis system, ELFs, safe in basement, portable sauna, pool equipment .**
Furnace Age: Tank Age: UFFI: **No**

Property Information

Common Elem Fee: No	Local Improvements Fee:
Legal Desc: PCL 1-1, SEC 62M667 ; LT 1, PL 62M667 ; FLAMBOROUGH; HAMILTON	Survey: Available/ 1996
Zoning: S1	Hold Over Days: 90
Assess Val/Year: \$774,000/2016	Occupant Type: Owner
PIN: 175220115	Deposit: 10000
ROLL: 251830391013472	
Possession/Date: Flexible/	

Brokerage Information

List Brokerage: [Royal LePage Meadowtowne Realty Inc., Brokerage](#)
Source Board: **The Oakville, Milton and District Real Estate Board**

Prepared By: Joseph Brazeau, Salesperson

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