

1694 Centre Road  
Carlisle, ON L8N 2Z7



FARM/Agricultural  
Sale

Price: \$3,500,000

MLS®#: 30643761 Status: **Active**  
 Region: Hamilton DOM: 80  
 Municipality: 43 - Flamborough  
 Neighbourhood: 044 - Flamborough East  
 Bldg Type/Style: Detached/2 Storey  
 Sq.Ft: 4000 / Other Tot Bdrms: 4  
 Ownership: Freehold Bathrooms: 7.1  
 Age/Yr Built: 0-5 Years/2013 \$ per Acre:  
 Acres/Range: 12.000 / 10 24.99 Lot Front: 725.00 Ft  
 Irregularities: Lot Depth: .00 Ft  
 Waterfront: Lot Shape: Rectangular  
 Heat: Gas/Forced Air Sewer: Septic  
 Water: Well/Drilled Well  
 Brokerage: Royal LePage Meadowtowne Realty Inc., Brokerage  
 CrossSt/Dir: CENTRE ROAD JUST NORTH OF CARLISLE

Property Details

Roof/Yr Replaced: Asphalt Shingle/	Pool: None	Air Conditioning: Yes Central Air
Exterior: Brick	Laundry: In-Suite	Fireplaces:
Basement Sz/Dev: Full		UFFI: No
Foundation: Stone	Water Meter:	Adl Mnth Fees:
Well Capacity: Well Depth:	Well Testing:	VisitAble:
#/Type of Garage: 0.0/None	Total Parking Spaces: 50	
#/Driveway/Type: 50.0/Private Double Wide/Gravel	Assigned Spaces:	

Farm Details

Farm Type: Equestrian	Features/Bldgs: Barn Hydro, Barn Water, Fenced, Paddock, Pasture, Stalls Arena, Bank Barn
Total: 12.000	Fenced: Rented: Bush:
Pasture: Tiles RAND:	Clear: # Parcels:
Tiled SYST: Waste:	Workable: Zoning: RES/AGI
Market Quota Incl:	Livestock Crop Included: Fronting On: East
Add Residence: SEPARATE DWELLING	Soil Type: Loam
Special Designation	

Remarks

Spectacular "State-of-the-Art" , high income 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, newly build septic systems, 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 has a 4000 sq ft common area on the main floor with 3 bedrooms and bathrooms upstairs as well as a modern 2 bedroom granny annex with a separate entrance. Quick access to the 401, 407 and QEW and as easy access to Burlington/Oakville, Milton, Guelph. Consistent occupancy of 92 % - 95 % year round.

Property Features

Area Influences: Golf, Hospital, Library, Major Highway, Part Cleared, Place of Worship, Rec./Commun.Centre, Schools, Skiing	
Inclusions: 5 Fridges, 5 Stoves, 4 Dishwashers, Furniture in Viewing Lounge, 4 Hot water heaters.	
Other Structures: Auxiliary Residences, Barn, Shed	Rec Use: Yes
Sch District: Hamilton-Wentworth Catholic District School Board	Elevator:
Elem Schools: BALACLAVA OUR LADY MT. Sec Schools: WATERDOWN CARMEL	Retire Comm:

Roll#: 251830393003600	Assessment/Yr: \$878,000/2017	Survey: Unknown
Pin#: 175240209	Taxes/Year: \$2,459/2018	

Legal Desc: CON 10, PT LOT 7, FE FLM

Listing Information

Sign:	Lockbox:	Occupant: Tenant	SPIS: No/No
Commence Date: 03/19/2018		Deposit: 100,000	CDOM/PDOM: 80
HST Applic: Yes		Energy Cert:	Private:
Incl in Costs:			

Prepared By: Joseph Brazeau, Salesperson  
Royal LePage Meadowtowne Realty Inc., Brokerage

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