

\$2,000,000 - 1602 6 Highway N, Hamilton

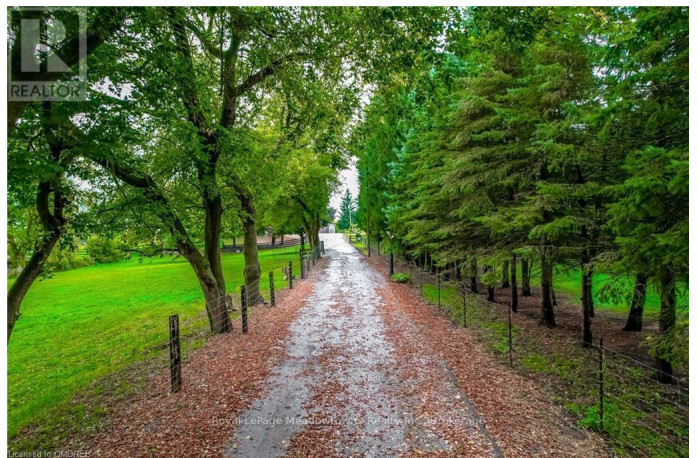
MLS® #X10404299

\$2,000,000

4 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Rural Flamborough, Hamilton, Ontario

Wow - 8 acres of opportunity located at the edge of the quaint village of Carlisle near major roadways, commerce centres and shopping! Enter from Highway 6 down a long, beautifully tree-lined paved driveway to a well maintained 3+1 (4) bedroom raised bungalow set back off the road in a very private setting. The driveway extends beyond the back of the home to a large paved parking area and turnabout that easily accommodates very large and long vehicles. This property boasts an abundance of structures: a metal-clad 32'x64' workshop equipped with a mezzanine and an oversized garage door, a 30'x42' 5-stall metal barn with tac room, a 14'x24' drive shed and a 14'x16' storage unit. There are also a number of fenced pastures on the property for those who want to enjoy hobby farming. The home has a generously-sized eat-in kitchen e/w stainless steel appliances (2024/2015) and distressed maple cabinets (2014). A large living room, 3 generously sized bedrooms and two 3-piece bathrooms complete the main level. The lower level has a large family room e/w a wood burning fireplace, an abundance of storage cabinets, a large 4th bedroom and a laundry/utility room. Relax in the beautiful back yard which has a gazebo to relax under, and a large multilevel deck (2014) surrounded by a multitude of perennial gardens and a water feature creating a peaceful and inviting ambiance. Home improvements also include a new oil furnace (2021) newer roof shingles (2014), boundary/pastures fencing (an



approximate investment of \$90,000), electrical panel (2019) and an owned water heater (2014). The home is serviced by a drilled well, which is delivering an abundance water.
(id:6289)

Essential Information

Listing #	X10404299
Price	\$2,000,000
Bedrooms	4
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Raised bungalow

Community Information

Address	1602 6 Highway N
Subdivision	Rural Flamborough
City	Hamilton
Province	Ontario
Postal Code	L8N2Z7

Amenities

Amenities	Golf Nearby, Fireplace(s)
Features	Dry, Level, Paved yard, Hilly
Parking Spaces	16
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Water purifier, Water Heater, Water softener, Central Vacuum, Dishwasher, Dryer, Garage door opener, Microwave, Stove, Washer, Window Coverings, Refrigerator
Heating	Oil Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1

# of Stories	1
Has Basement	Yes

Exterior

Exterior	Brick
Lot Description	137.5 Acre ; 1262.71 X 138.25 X 400.72 X 200.36 X 872 5 - 9.99 acres
Foundation	Block

Listing Details

Listing Office	Royal LePage Meadowtowne Realty Inc., Brokerage
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