



31 CARLISLE ROAD



PROPERTY OVERVIEW

Have you been looking for a home that has it ALL? With serene water views, well-crafted and thought-out renovations, this executive bungalow leaves no detail overlooked. Upon entering, you are greeted by an airy living room featuring 9' ceilings, custom mantle w/Napoleon propane fireplace, large windows supporting Hunter Douglas shades, with stunning panoramic water views. Move into the kitchen and dining area where you will be pleased with the new 5-Star cabinetry, granite countertops, stainless steel appliances, peninsula island with seating, and in-floor heating. The elegance of the bay windows surrounding the dining area will make any dinner party a true event. The primary bedroom hosts a grand walk-in closet with access door to your luxurious bathroom suite boasting a glass-enclosed tiled shower. Two additional bedrooms/offices and a convenient half bath complete this level. The lower level is finished with a spacious family room, full bathroom, the dreamiest laundry room, more custom cabinetry along with bedrooms and sitting rooms. The walkout lower level is a major highlight of this unique property. The lush grounds accentuate a covered balcony off the main floor for outdoor entertaining. Every detail, like the Durarail glass railing, whole-home generator, geo-thermal heat pump are top of the line. With a double-car garage and interlocking driveway to welcome you home each day, you will not want to leave.



NOTABLE FEATURES

- R2000-rated home
- ICF foundation with walk-out lower level
- Stainless steel GE Profile appliances in kitchen
- Touch-enabled tap in kitchen (with integrated reverse osmosis filter) and laundry room
- South-facing backyard overlooking the river - perfect for a swimming pool with plenty of sun
- Ensuite bathroom with custom shower inc. 4 body jets
- Comprehensive security system with Active Lock & Alarm
- Efficient geothermal heating & cooling
- Whole-home on-demand backup generator to power entire home for over a week
- Custom blinds - Hunter Douglas Silhouette Shades on main level and Elite High-Lite on lower-level
- Keyless entry on three exterior doors
- Professionally landscaped acre lot with perennials
- Stone driveway with added space to turn

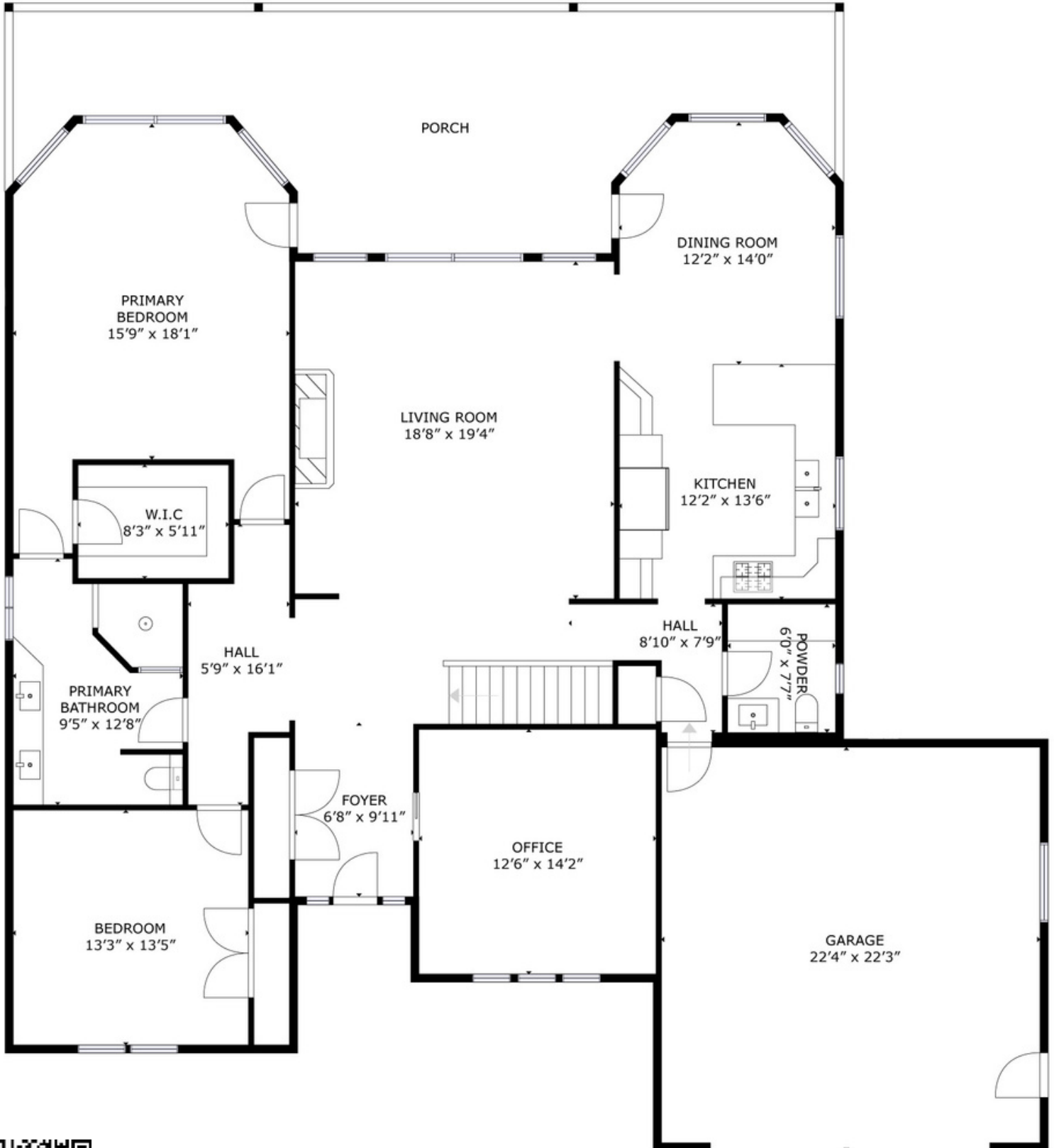


UPDATES & RENOVATIONS

- Complete renovation in 2019 included:
 - All new flooring, windows, and lighting throughout the home
 - New cabinetry installed in the kitchen, bathroom, and laundry room
 - Granite countertops in kitchen, main-level bathrooms, and TV room
 - Corian countertops in lower-level bathrooms and laundry room
 - Napoleon propane fireplace in living room with stunning built-in feature
 - Napoleon electric fireplace in TV room on the lower level
 - Installed additional insulation
- In-floor heating under all ceramic tile - bathrooms, kitchen, dining, entryways, laundry, and sunroom
- Duradek vinyl decking with Durarail glass railing
- Custom laundry room with chute from main level bathroom, double sink, drawered basketed, hidden rails, pull-out drying rack, ironing board, and ample storage



Main Level

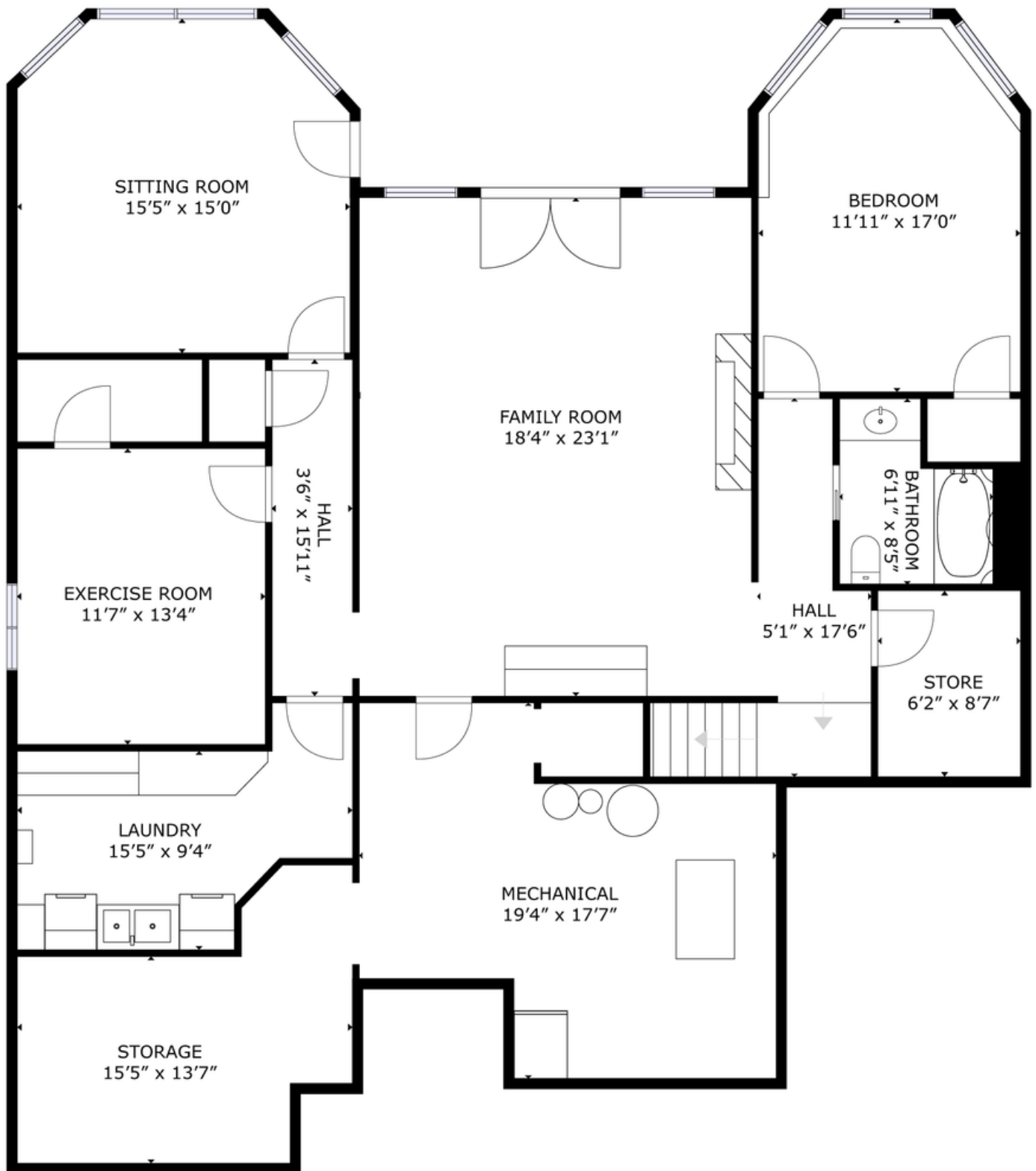


Take a virtual tour:
rightchoice.link/31carlisleMP

Property Taxes for 2023: \$5,407.69
NB Power Billing: \$212/month



Lower Level




GROSS INTERNAL AREA
FLOOR 1: 1959 sq.ft, FLOOR 2: 2109 sq.ft
EXCLUDED AREAS: GARAGE: 516 sq.ft
TOTAL: 4068 sq.ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





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