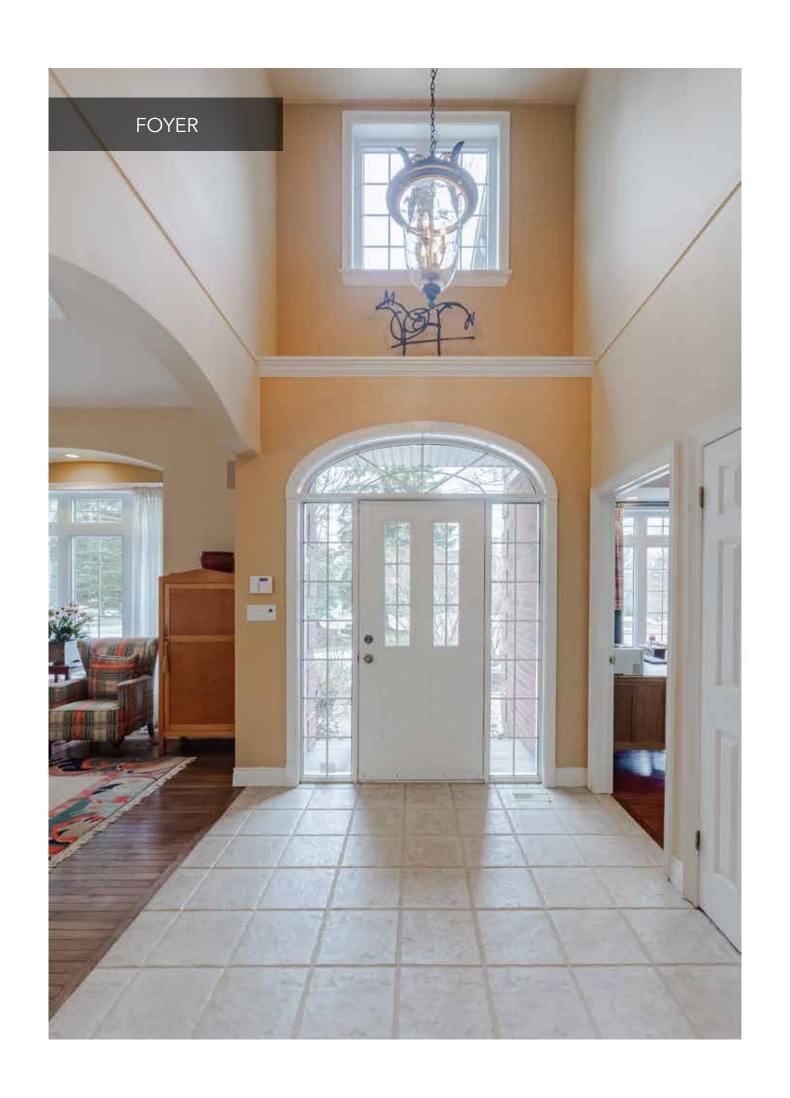
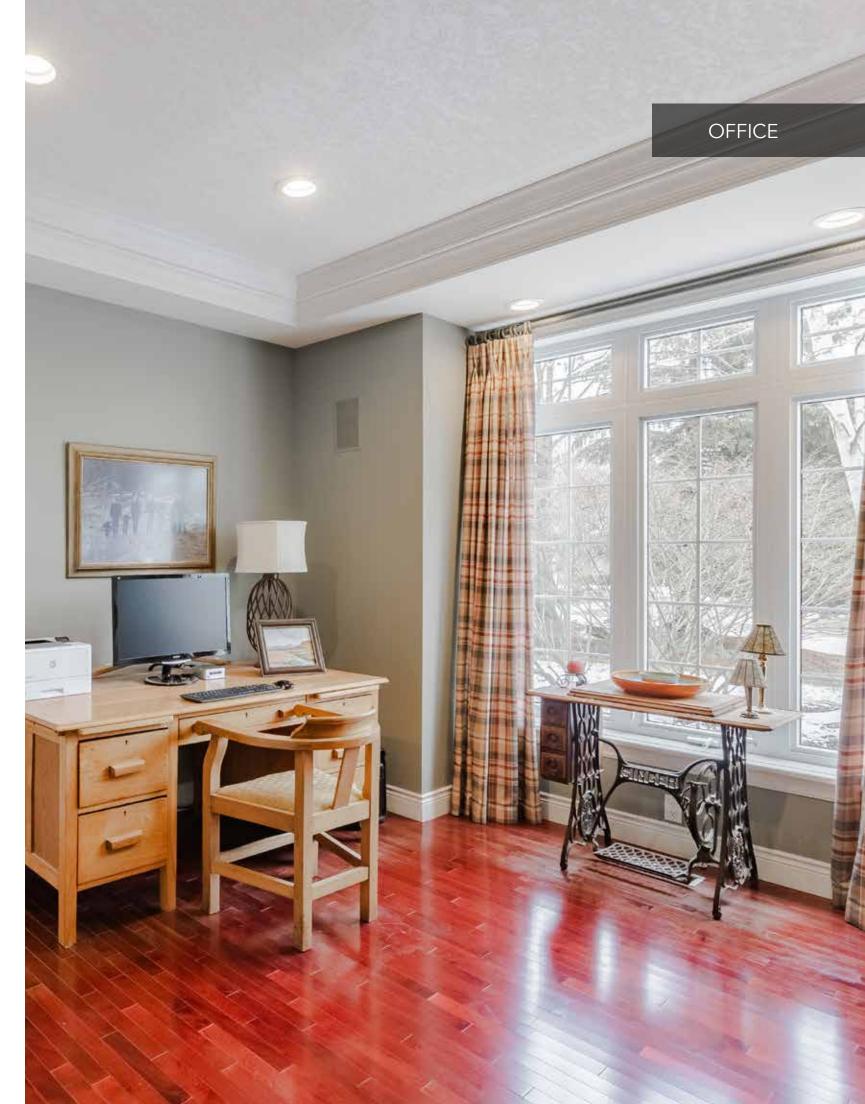
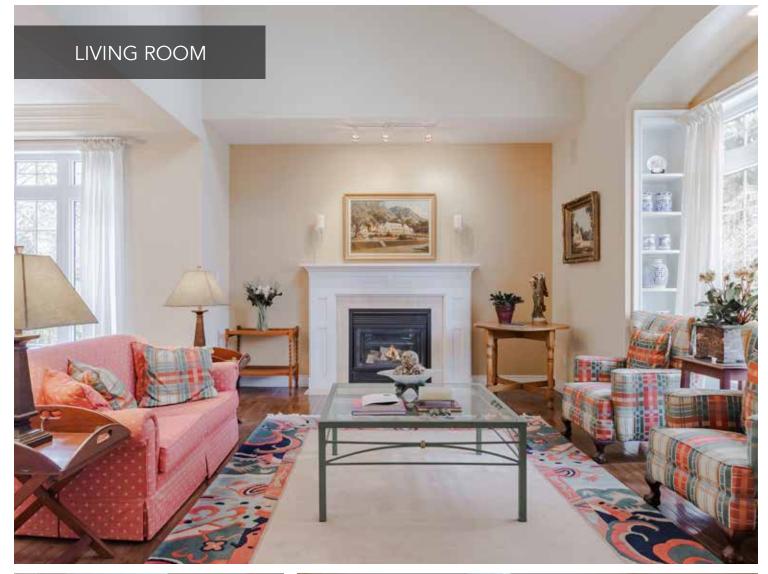


Welcome to 16 Palomino Drive in the highly regarded community of Palomino Estates. Situated in the heart of Carlisle, this stunning 1/2 acre property is a true oasis. All within close proximity to major shopping centres, top-quality health care and everyday conveniences. Featuring over 3,200 sq ft of finished living space, this home is sure to impress the most discerning of buyers. 3+1 bedrooms, 2+2 bathrooms, 3 fireplaces (one wood and two gas), hardwood flooring, fully finished lower level with separate entrance (ideal for an in-law suite), professionally landscaped front and rear gardens which features an absolutely beautiful in-ground salt water pool with waterfall. This home has been meticulously maintained and upgraded throughout with items such as a new alarm system, wool stair runner, pot lights, sound system throughout, full renovation of both upper level bathrooms, newly renovated walk in closet in master with white cabinetry, heated floor and towel rail in master ensuite, outdoor sound system at the pool, natural gas fire pit, 20 zone irrigation system, new sump pump, new water softener, new central vacuum, new automatic natural gas standby generator, new insulation in garage and attic, new roof shingles (2019), new outdoor privacy screens and much more! Please see listing agent for further information on the list of upgrades. Call today to book your private showing at this stunning country property!





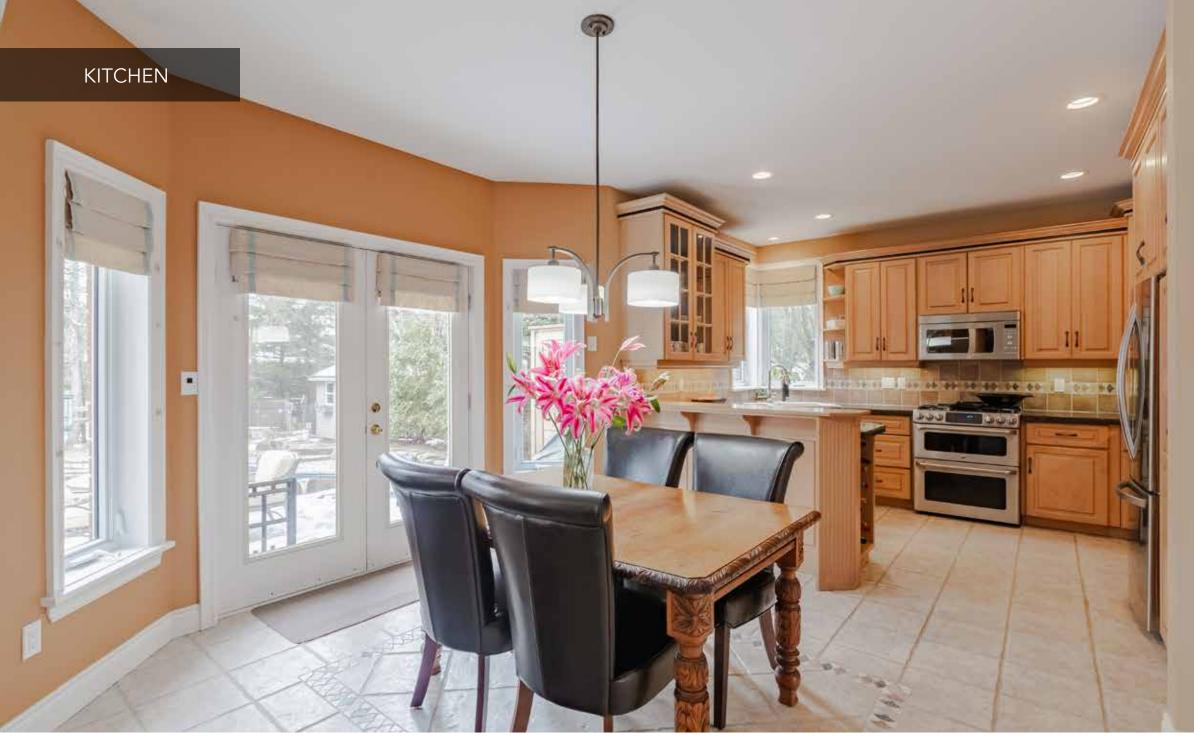










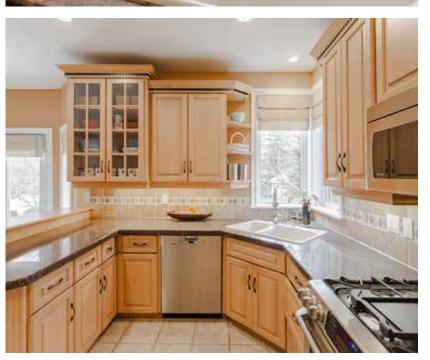


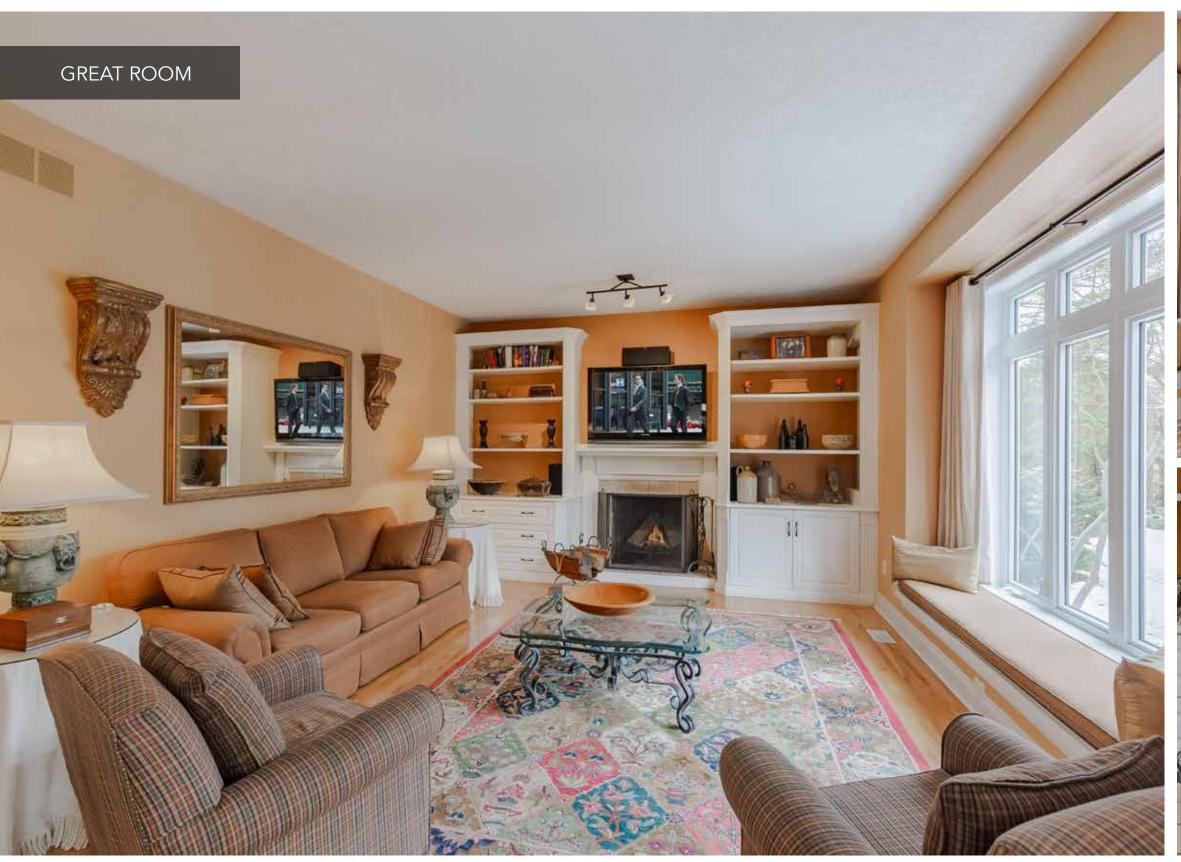






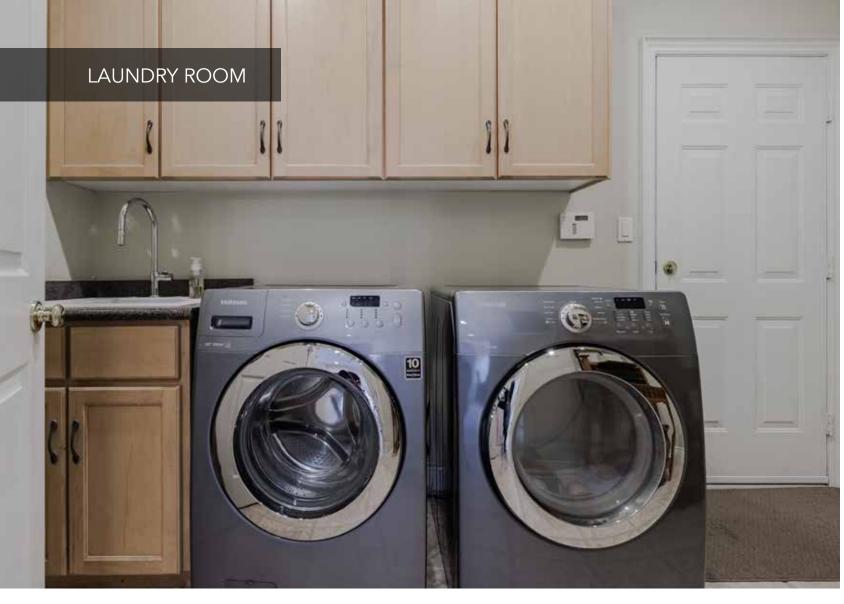


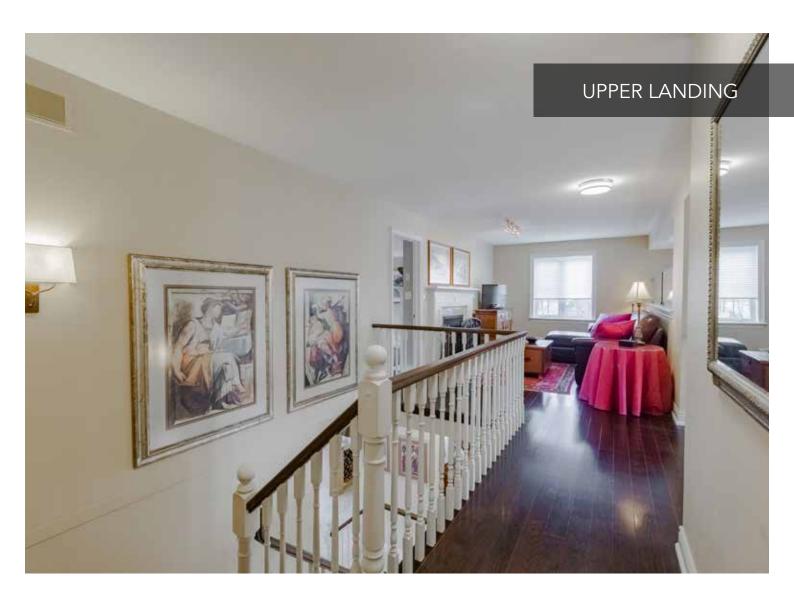


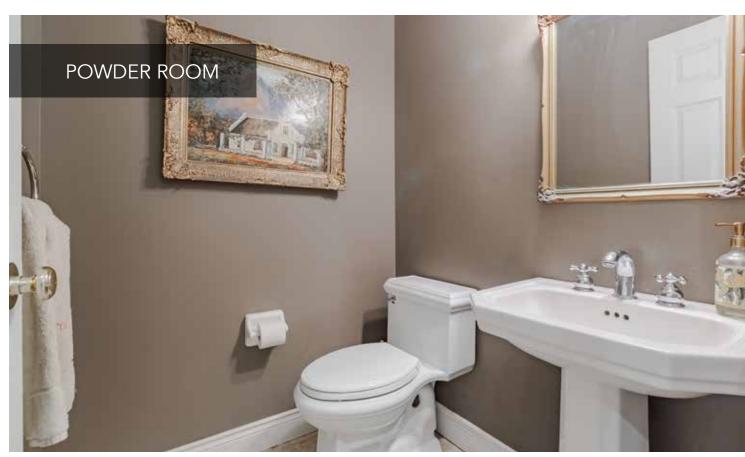


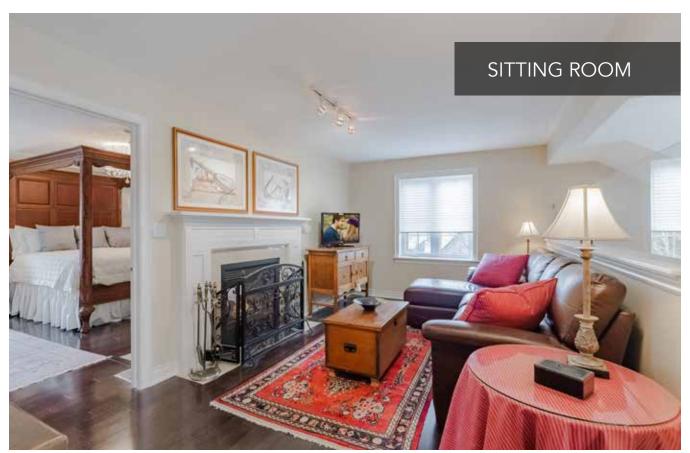


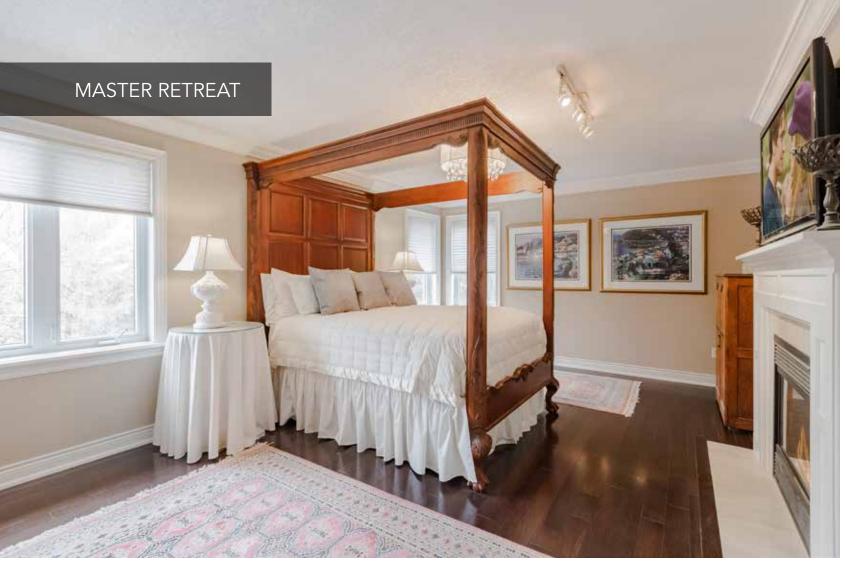












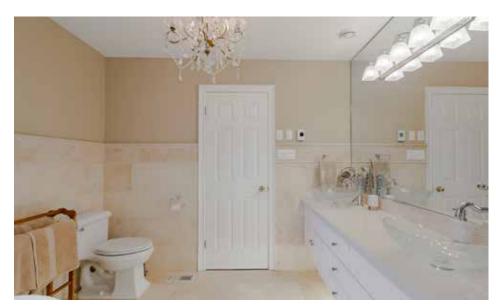




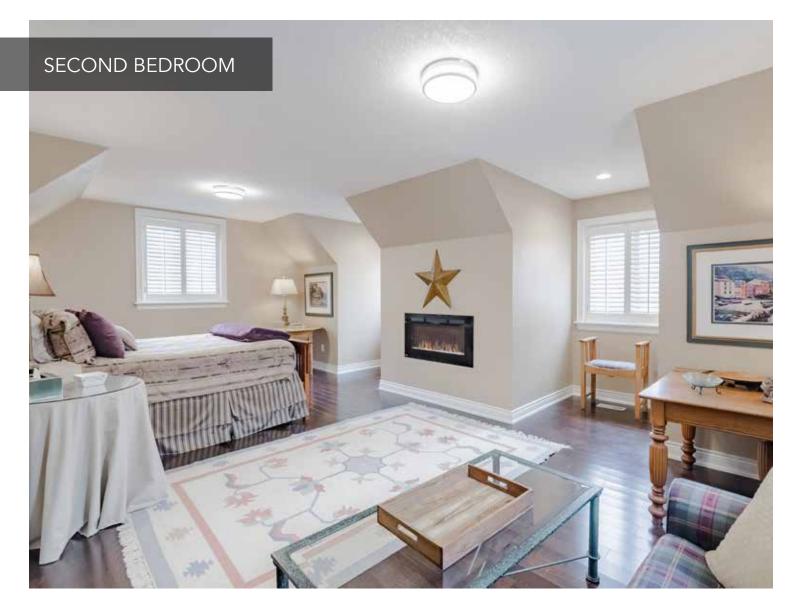


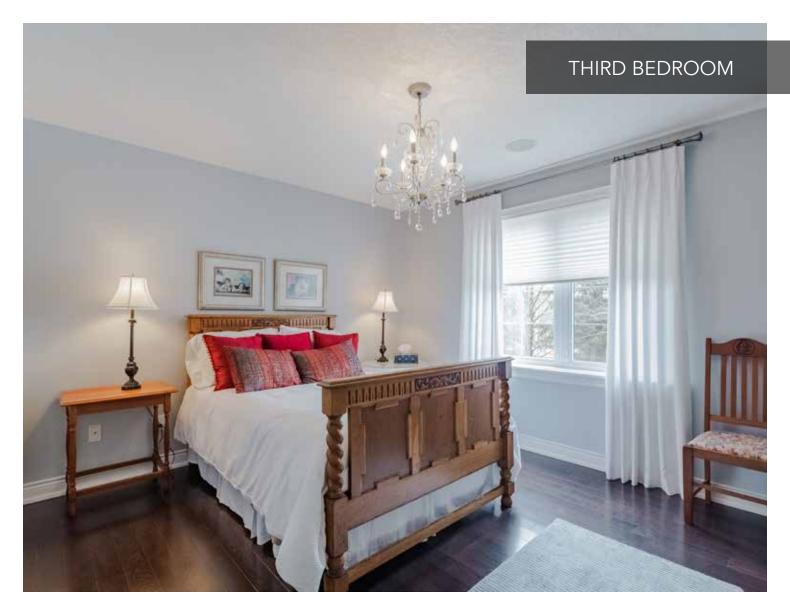








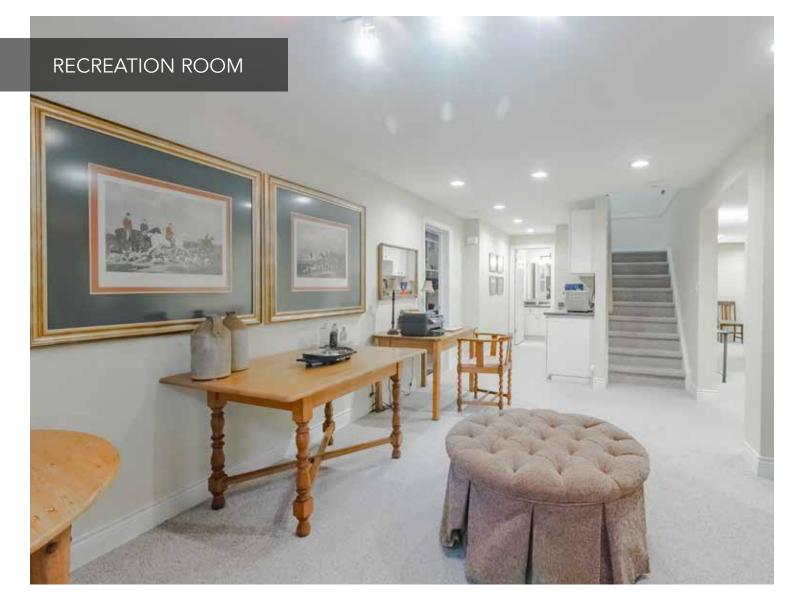


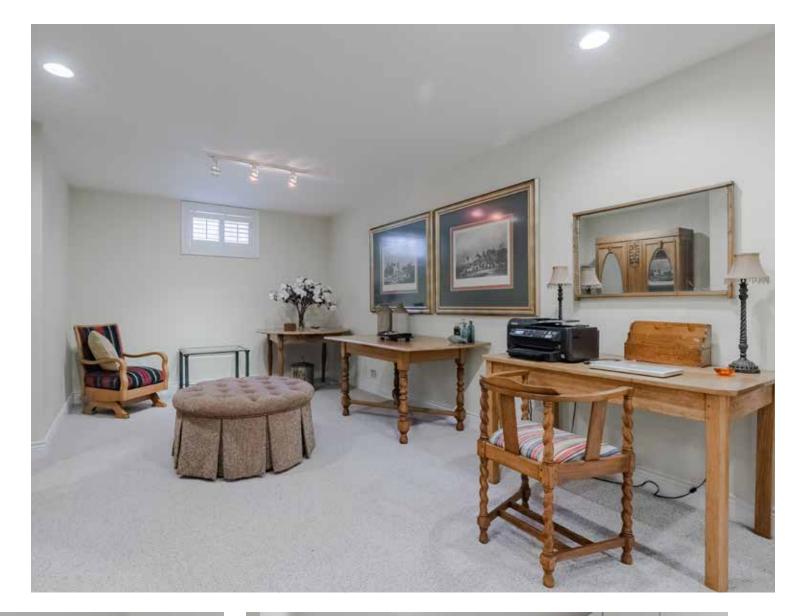








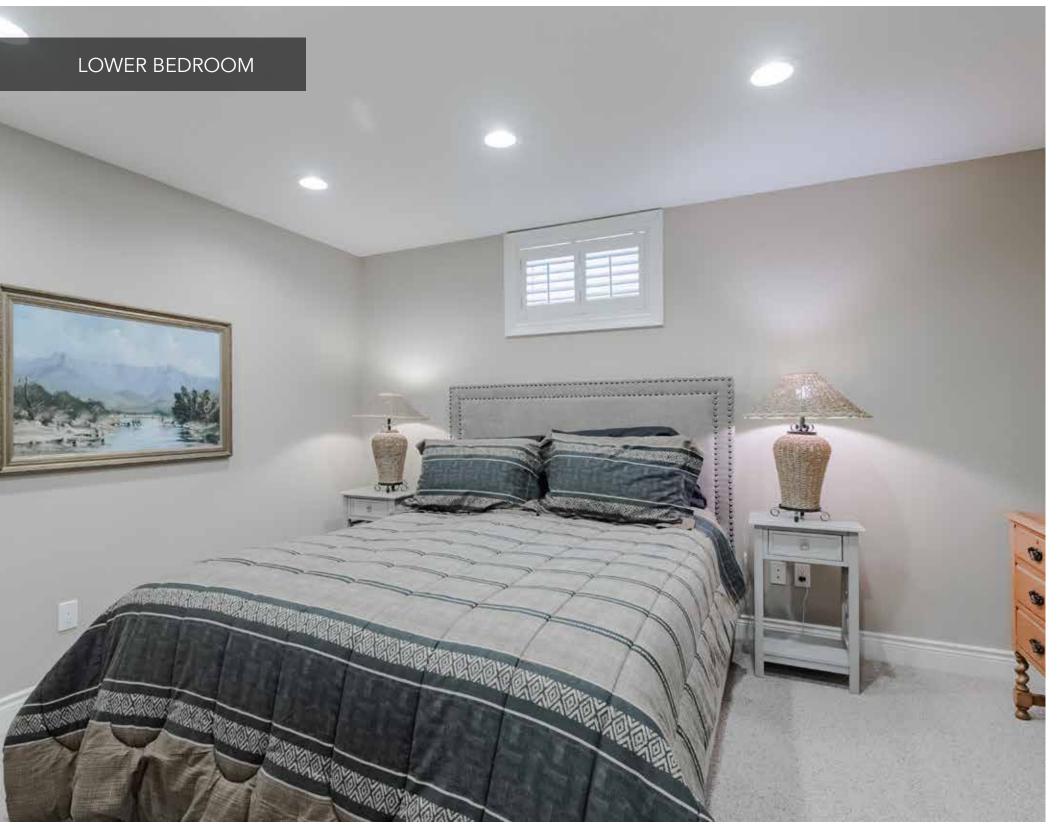










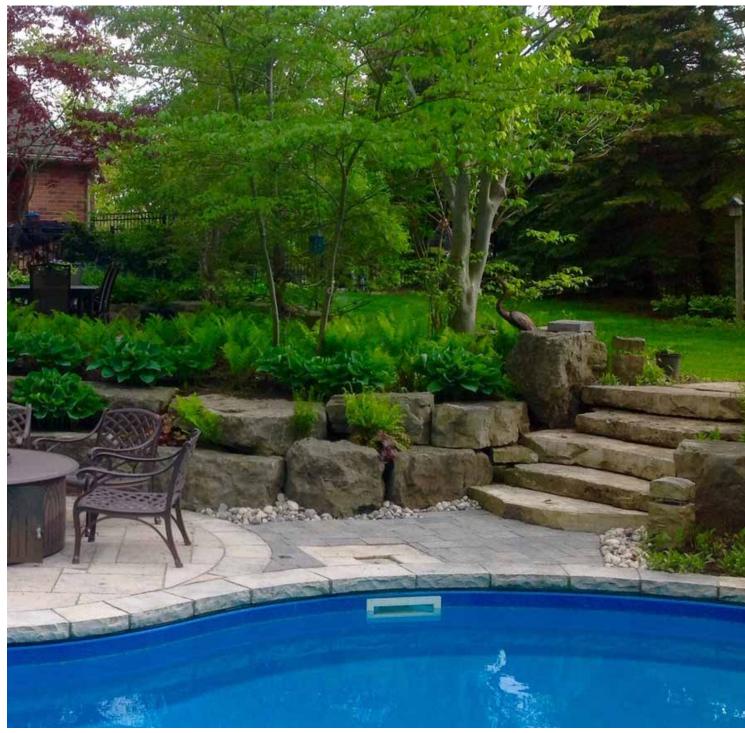














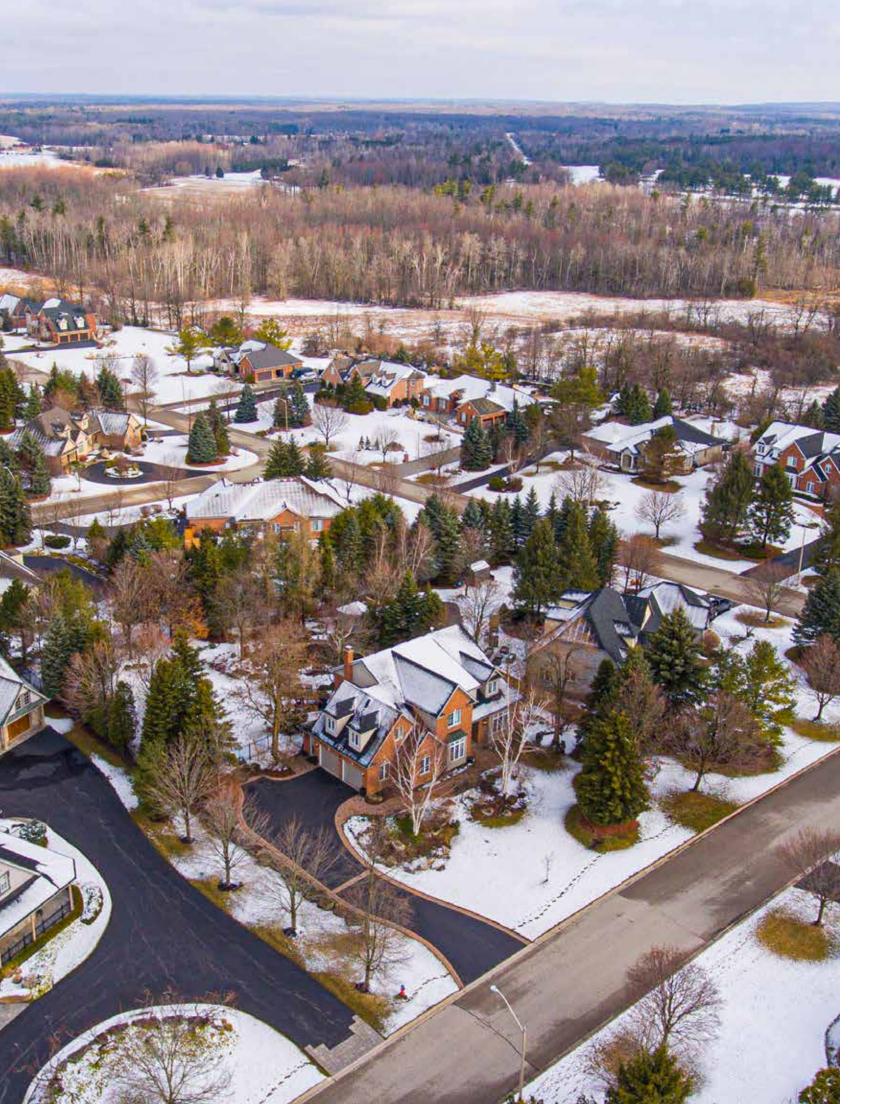












16 PALOMINO UPGRADES 2016 to 2020

Alarm System - Flood, Fire and Carbon monoxide sensors	2016
Pantry & Garbage Systems	2016
Tree Felling	2016
Tile cleaning	2016
Wool Runner on stairs	2016
Landscaping Front Yard	2016
Update all Pot Lights & create TV connections	2016
Sound system in TV room	2016
Heated Floor Mat En-suite bathroom	2016
Bathrooms Renovation	2016
Towel Warmer en-suite bathroom	2016
Walk in Closet	2016
Sound system Pool	2016
Water Softener & Filter	2017
Glass Safety Rail	2017
New sump pump	2017
Paving around pool, patio and front door step	2017
New central vacuum	2017
Upstairs passage lights	2017
Standby Generator	2018
Paving pool pathway and side of house river rock	2018
Rebuild back Deck	2018
Replace Pool Chlorinator	2018
Insulate garage walls & house attic	2019
Basement bedroom wall	2019
Remove Dining room doors	2019
Re-Shingle Roof	2019
Install guttering around dormer rooves	2019
Screen Fence	2019
Pumped out septic tank	2019

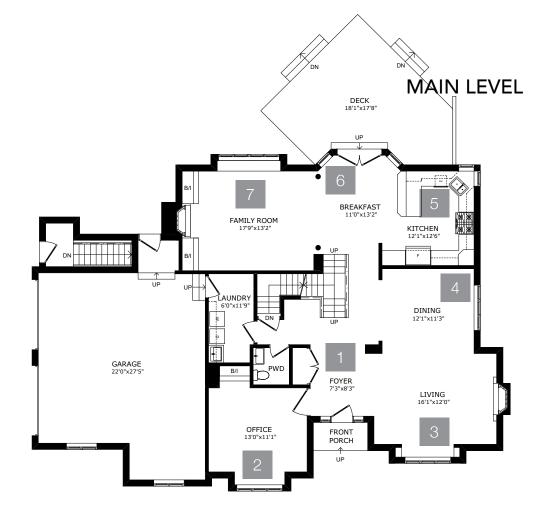
16 PALOMINO DRIVE, CARLISLE

SQUARE FOOTAGE

TOTAL: 4,884 | GARAGE: 614

MAIN LEVEL: 1,651 | UPPER LEVEL: 1,646

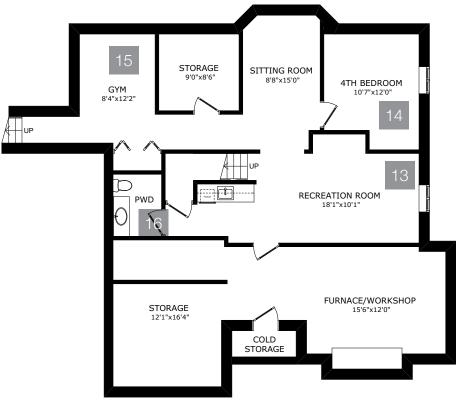
LOWER LEVEL: 1,587

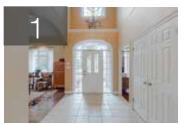


UPPER LEVEL

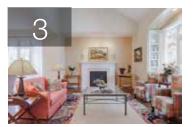


LOWER LEVEL









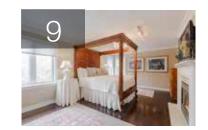


2ND BEDROOM 13'5"x22'8"

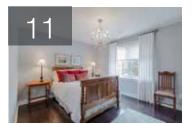


MASTER ENSUITE

3RD BEDROOM 13'0"x11'0"











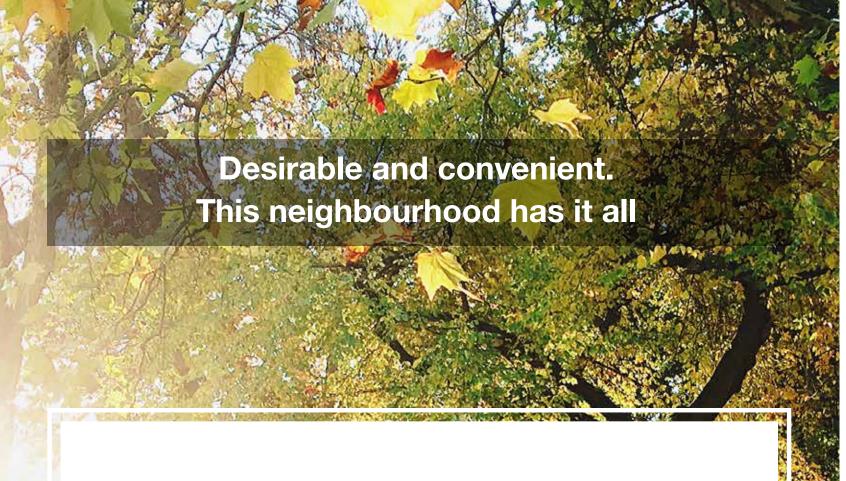










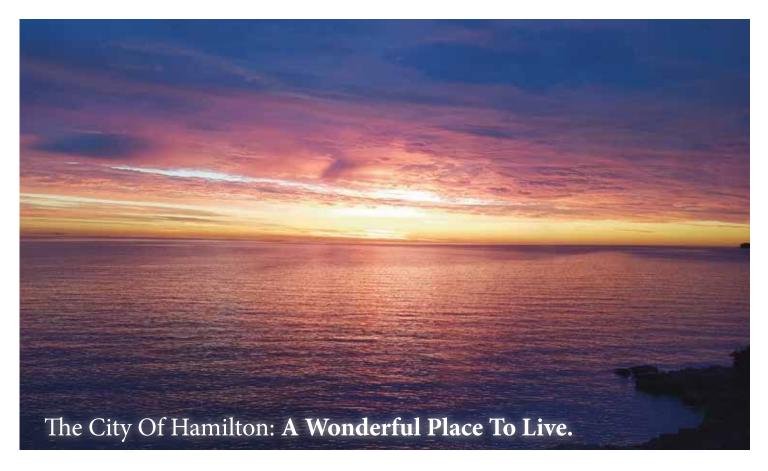


Parks

Palomino Ranch Park Romanian Park Tower Park Lawson Park Courtcliffe Park

Schools

Balaclava Waterdown District Mary Hopkins Guy B. Brown Westdale



Hamilton is a Canadian port city on the western tip of Lake Ontario. The Niagara Escarpment, a huge, forested ridge known locally as "the mountain" and dotted with conservation areas and waterfalls, divides the city. The long-distance Bruce Trail runs along the escarpment. HMCS Haida, a naval warship on the city's lakefront, and the Canadian Warplane Heritage Museum in the south, trace Canada's military past.

THE INVIDIATA TEAM

With passion and vision, helping people realize their goals in real estate, and through the process, developing meaningful and lasting relationships.

Over the past 27 years, we have earned a reputation of excellence in Luxury Real Estate. Our specialized knowledge of the upper-tier market, housing features, and trends has uniquely positioned us to provide the highest level of service, expertise and competence to this exclusive segment of the market.

The Invidiata Team is comprised of people who share a similar work ethic, and philosophy of valuing people over properties. Our team of licensed agents, administrative support & marketing professionals work together to ensure all the details of your sale are handled efficiently.

WE ARE COMMITTED TO UNDERSTANDING THE NEEDS OF OUR CLIENTS.

THE INVIDIATA ADVANTAGE

Exposure For Your Home – Open House Tours, Community Sponsorship & Special Events

Systemization - Proprietary Market Data & Client Management Systems

Top Quality Marketing - In-House Graphic Design, Photography & Printing

Luxury & Lakefront Homes - Unmatched Knowledge & Experience in Luxury & Lakefront Properties

Worldwide Network - Exclusive International Memberships & Partnerships

A Great Team - Over 170 Years of Combined Experience
The Invidiata Collection Magazine - 120,000 Copies per Year
Invidiata.com - #1 Most Visited Agent Website

Award Winning Results - A Consistent Reputation For Achieving Excellence





CHRISTOPHER INVIDIATA

Sales Representative & Team Leader



DAVID BAKOWSKY

Sales Representative

DAVID@THEINVTEAM.COM PHONE: 905.510.0363 @INVIDIATAREALTY

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