

RINA DIRISIO
REAL ESTATE, BUT BETTER



32 PARKSHORE PLACE

CARLISLE



IMPRESSIVE RENOVATED 3+1-BEDROOM, 4-BATHROOM, SOLID, BRANTHAVEN-BUILT BUNGALOW SITUATED ON A SPRAWLING, WELL-GROOMED, LOT ON A QUIET COURT IN CARLISLE'S PRESTIGIOUS TUCKAWEYE ESTATES.

Just a 10-minute drive to Waterdown for shopping, restaurants, and services, and about a 17-minute drive to Burlington; the surrounding rural area includes several golf courses and conservation areas. Only a 15-minute drive to Highway 401, with connections to the 407 ETR linking the GTA and Hamilton.

The reclaimed brick and stone exterior offers timeless appeal, and the residence sits back on the lot, surrounded by impeccable gardens and towering, mature trees. Interlocking stone walkways, an arched covered front entrance, and an extra-long double driveway with parking for ten cars and an attached double garage with inside entry to the home. The massive backyard features a large stone patio with an armour stone border overlooking a wooded ravine, gazebo, and plenty of room for a pool.

Deluxe finishes throughout include 10-foot main-floor ceilings, upgraded hardwood flooring on the main floor and wide-plank laminate floors in the finished basement, upgraded floor tiles and counters, deluxe custom cabinetry, abundant pot lights and chic light fixtures. The dining room features a tray ceiling, upgraded hardwood flooring and a huge window with lush garden views. The stunning, renovated kitchen features custom floor-to-ceiling cabinetry, under-cabinet lighting, quartz counters, a huge island with a breakfast bar, KitchenAid appliances, a two-sided gas fireplace, and a walkout to the patio and serene backyard backing onto woodlands. The living/family room offers a two-sided gas fireplace, a soaring tray ceiling, an extra-large window with ravine views and plenty of room for entertaining family and friends. The renovated main floor also includes an office, powder room, laundry room, two full bathrooms, and three bright bedrooms, including the primary suite with a luxuriously renovated 4-piece ensuite bathroom with an oversized glass enclosed shower. Downstairs offers the ultimate layout for casual entertaining, with a huge recreation room with a gas fireplace, an impressive wet bar, an enormous open-concept games area, a music studio/gym, an additional bedroom, a 3-piece bathroom and extensive, immaculate storage space.



FOYER

- Upgraded entrance door with an extended leaded glass insert, matching sidelights and transom
- Ten-foot main floor ceilings
- Upgraded hardwood flooring
- Sleek chandelier
- Double-door closet with upgraded mirrored doors
- Updated staircase with upgraded metal spindles to the lower level





DINING ROOM (16'11" X 13'5")

- Elegant tray ceiling
- Upgraded hardwood flooring
- Extra-large window with a transom and custom draperies
- Upgraded crystal chandelier





LIVING ROOM (27'0" X 15'10")

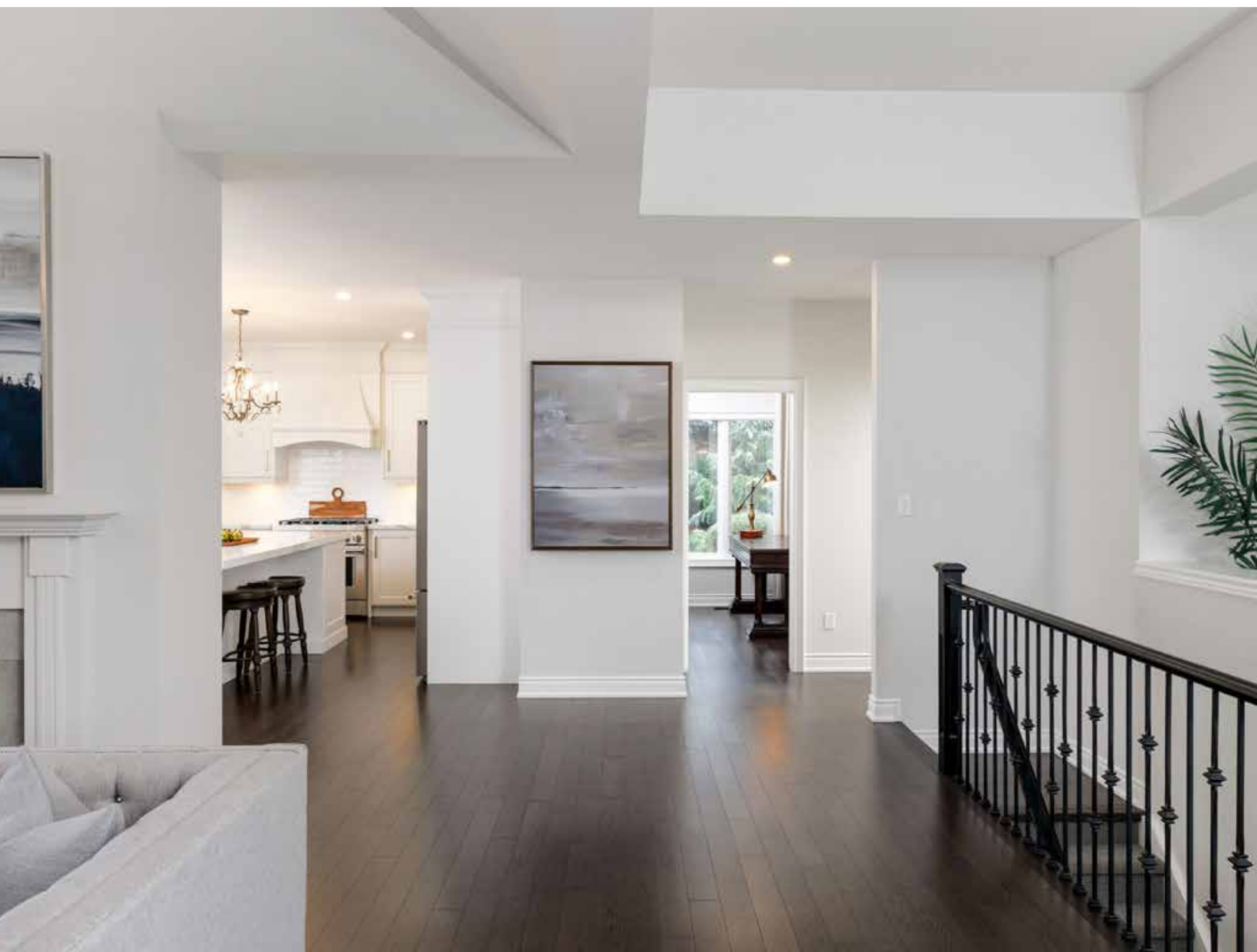
- Elegant, angled tray ceiling with pot lights
- Upgraded hardwood flooring
- Two-sided gas fireplace with a classic white mantel
- Upgraded chandelier
- Upgraded floating cabinetry

KITCHEN (22'10" X 20'2")

- Extensive floor-to-ceiling custom cabinetry with crown mouldings
- Upper cabinets with under-cabinet lighting and illuminated china cabinets
- Open upper display shelves
- Several pot drawers
- Custom range hood canopy
- Huge centre island with a breakfast bar and seating for four
- Quartz counters and upgraded subway tile backsplash
- Upgraded hardwood flooring
- Pot lights and upgraded crystal chandeliers over the island
- Upgraded stainless steel KitchenAid appliances including a French door fridge with a water/ice dispenser, a 36" slide-in gas stove, built-in microwave, built-in oven, built-in dishwasher, and a built-in beverage fridge
- Two-sided gas fireplace with a classic white mantel
- Double garden doors to the large stone patio overlooking woodlands and ravine







OFFICE (10'11" X 9'11")

- Upgraded hardwood floor
- Window with custom draperies
- Upgraded cage-style ceiling light





BATHROOM (2-PIECE)

- Custom furniture-style cabinetry with large drawers
- Quartz counter with an under-mount sink and upgraded faucet
- Upgraded oversized marble-look floor tiles
- Upgraded chandelier with crystal accents



LAUNDRY ROOM (8'3" X 12'0")

- Plenty of white cabinetry and floating shelves
- Stone counter
- Base cabinet with a deep stainless steel sink
- Large window
- Oversized stone-look floor tiles
- Designer wall coverings
- Double closet
- Upgraded washer and dryer with a black stainless steel finish
- Mudroom area (9'7" x 6'11")
- Inside entry to the attached garage with large windows, storage shelves and a wall-slat organizer





PRIMARY BEDROOM (21'5" X 12'1")

- Double entrance doors
- Upgraded hardwood flooring
- Large window with custom draperies and serene ravine views
- Ceiling light with a double drum shade
- Walk-in closet (6'2" x 7'11") with a deluxe organizer with built-in drawers, shelves and double wardrobe hanging space





ENSUITE BATHROOM (4-PIECE)

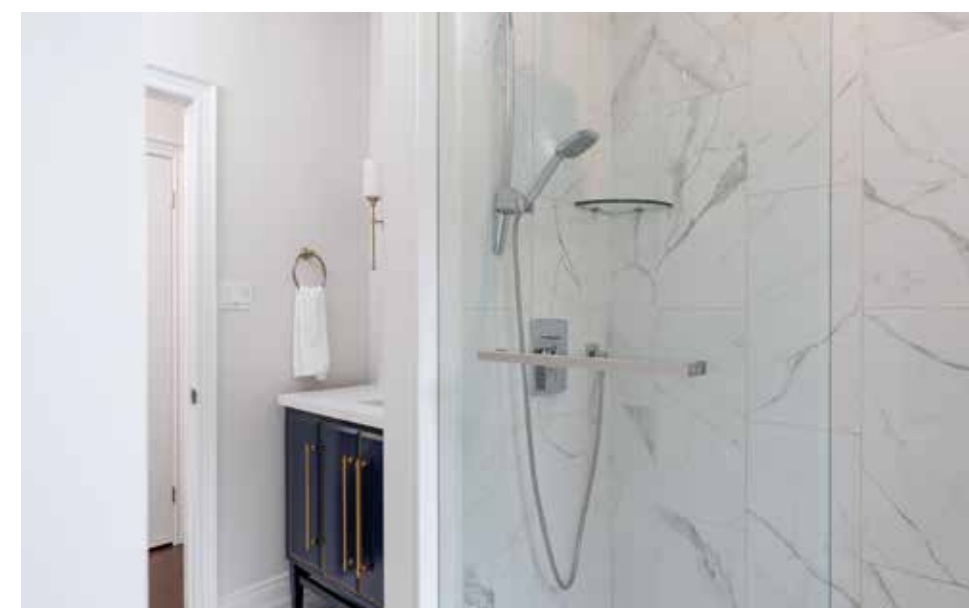
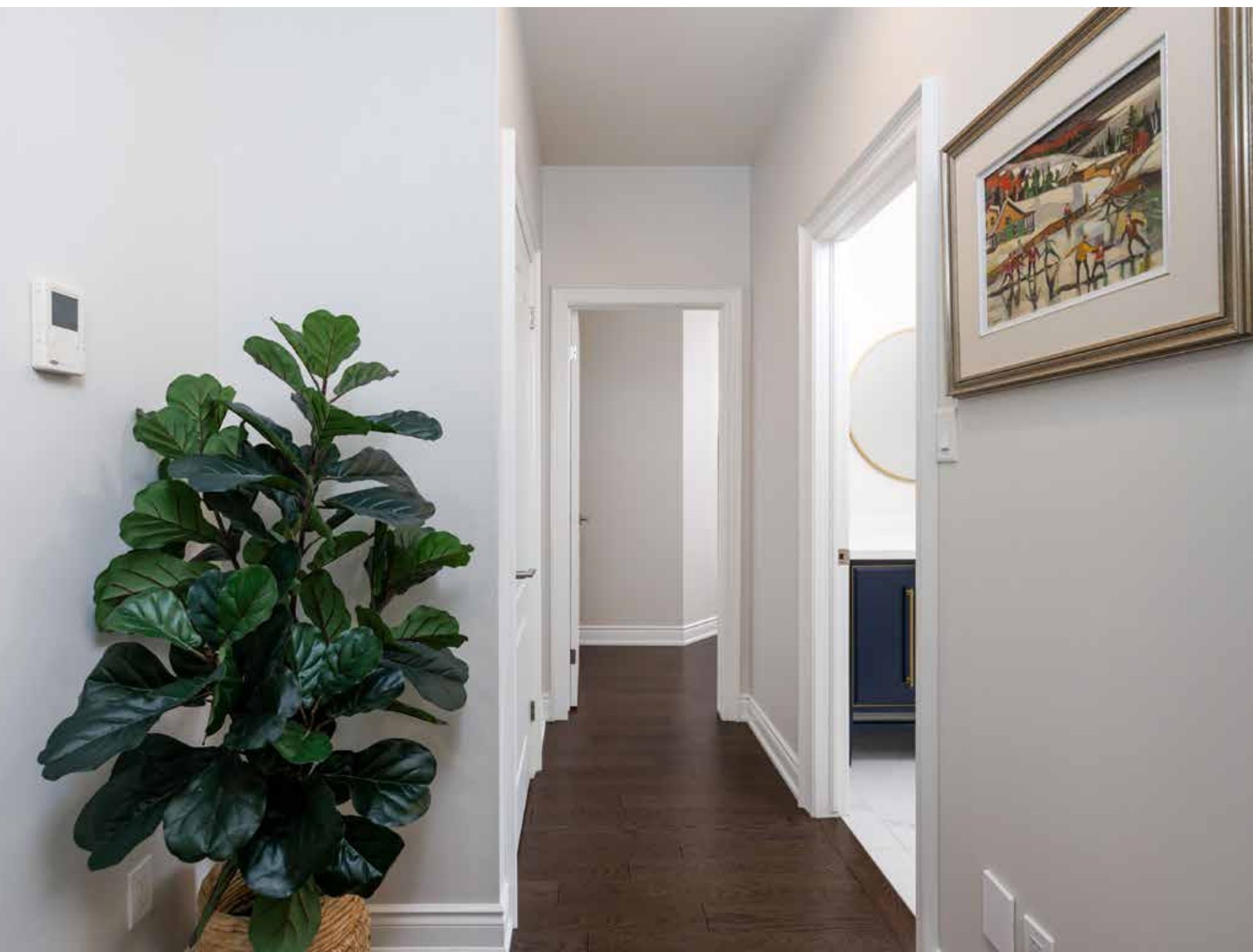
- Custom cabinetry with a centre bank of drawers
- Quartz counter with two under-mount sinks and single-lever chrome faucets
- Elegant sconce lighting
- Oversized marble-look floor tiles
- Window with custom blinds
- Massive shower with a rain shower head, additional sliding shower diverter, a built-in bench seat, oversized marble-look tile surround and a frameless glass enclosure



BEDROOM 2 (11'2" X 12'4")
BEDROOM 3 (12'4" X 14'1")

- Two additional bedrooms on the main level feature upgraded hardwood floors, large windows with treetop views and ample closet space. The front bedroom has a walk-in closet.



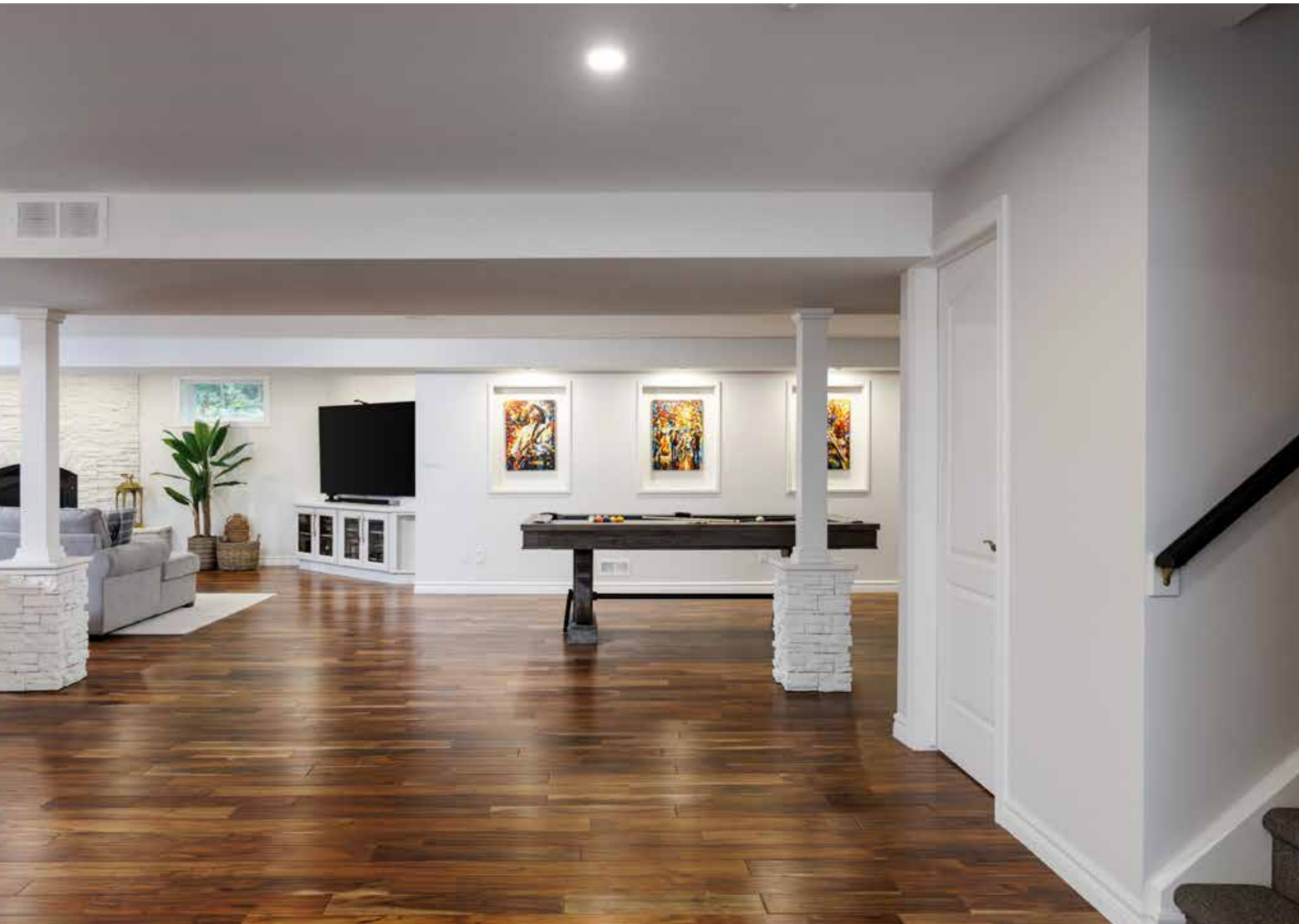


BATHROOM (3-PIECE)

- The renovated main bath features custom cabinetry, quartz counters, elegant sconce lights, oversized marble-look floor tiles, a window with custom blinds, and an oversized shower with a frameless glass enclosure.

GAMES AREA

- Extensive open-concept space with two columns
- Upgraded wide-plank, hand-scraped laminate flooring
- Pot lights





OFFICE/MUSIC STUDIO/ GYM (11'1" X 15'3")

- French doors
- Upgraded wide-plank, hand-scraped laminate flooring
- Larger window
- Ceiling light fixture





RECREATION ROOM (44'0" X 38'0")

- Upgraded wide-plank, hand-scraped laminate flooring
- Gas fireplace with an arched opening and floor-to-ceiling painted stone mantel
- Two larger windows



WET BAR (11'7" X 8'11")

- Custom bar with extensive seating
- Rough rock feature wall
- Dark-finished cabinetry and upper glass display cabinets
- Upgraded wide-plank, hand-scraped laminate flooring
- Pot lights and pendant lighting over the bar
- Wine fridge and built-in dishwasher

BEDROOM 4 (12'8" X 15'11")

- Upgraded wide-plank, hand-scraped laminate flooring
- Window
- Pot lighting
- Ample closet space



BATHROOM (3-PIECE)

- Floating dark-finished cabinetry with oversized drawers
- One-piece, moulded counter with an integrated sink
- Sleek vanity lighting
- Natural travertine floor tiles
- Shower with a glass door
- Access door to a storage area

SCHOOLS

Elementary

- Balaclava PS – English Track – PK – GR08
- É Élé^m Renaissance– French Track – PK – GR06
- ÉS Georges-P.-Vanier – French Track GR07 – 08
- Our Lady of Mount Carmel CES – Regular Track – PK – GR08
- ÉÉC Saint-Philippe CES – French Track – PK – GR06
- ESC Sainte-Trinité - French Track – GR07 - 08

Secondary

- Waterdown DHS – English Track – GR09 – 12
- ÉS Georges-P.-Vanier – French Track - GR09 – 12
- St. Mary CSS – Regular Track – GR09 – 12
- ESC Sainte-Trinité - French Track – GR09 - 12



Lot Size: 234.59×176×169.21×29.07 Feet Irregular

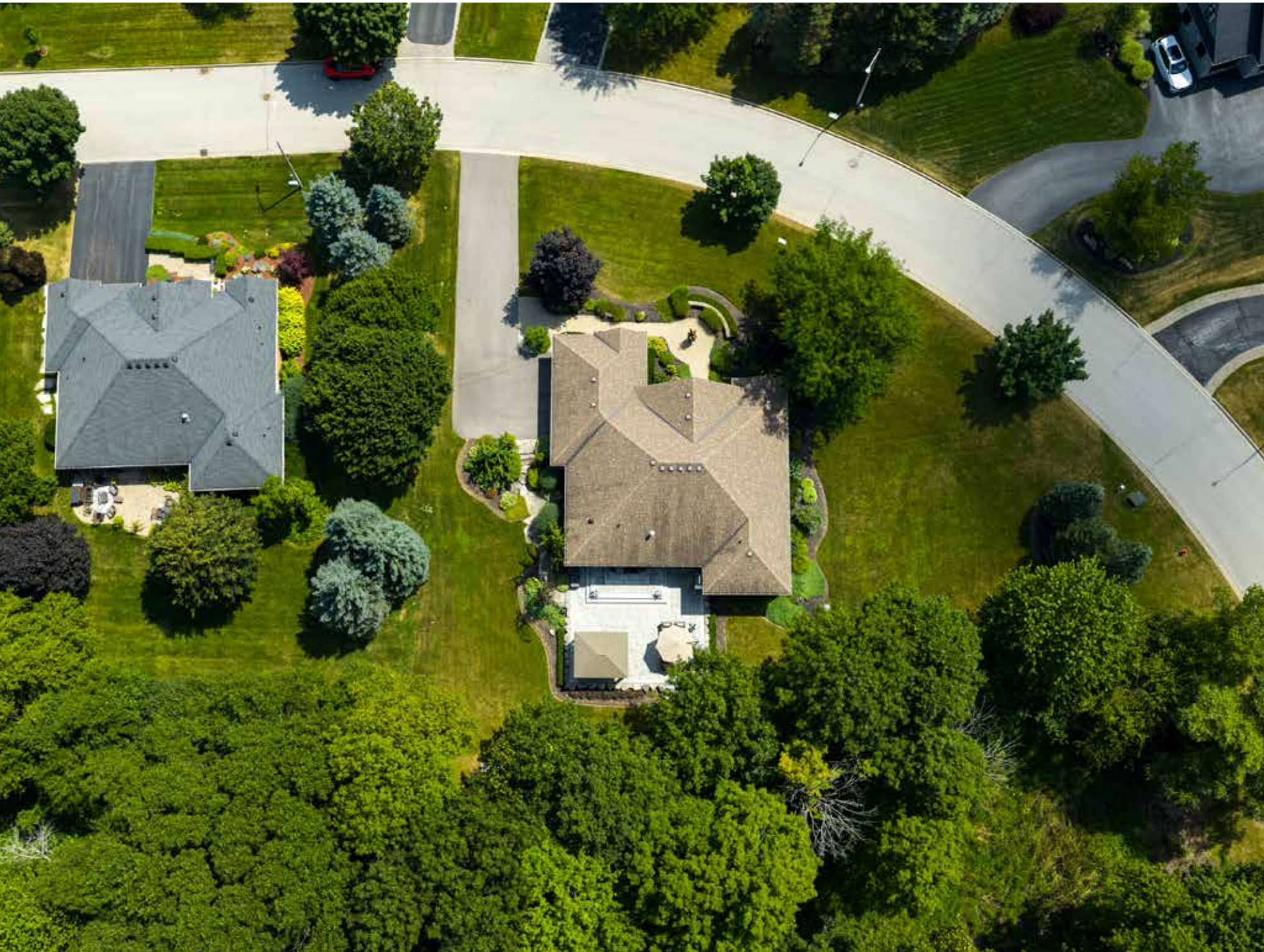
Taxes: \$ 13,157.52/ 2026

Inclusions: Fridge, gas stove, built-in microwave, built-in dishwasher, beverage fridge, washer, dryer, all window coverings, all electric light fixtures, garage door openers, dishwasher and beverage fridge in basement bar, pool table, bar stools, TV mounts

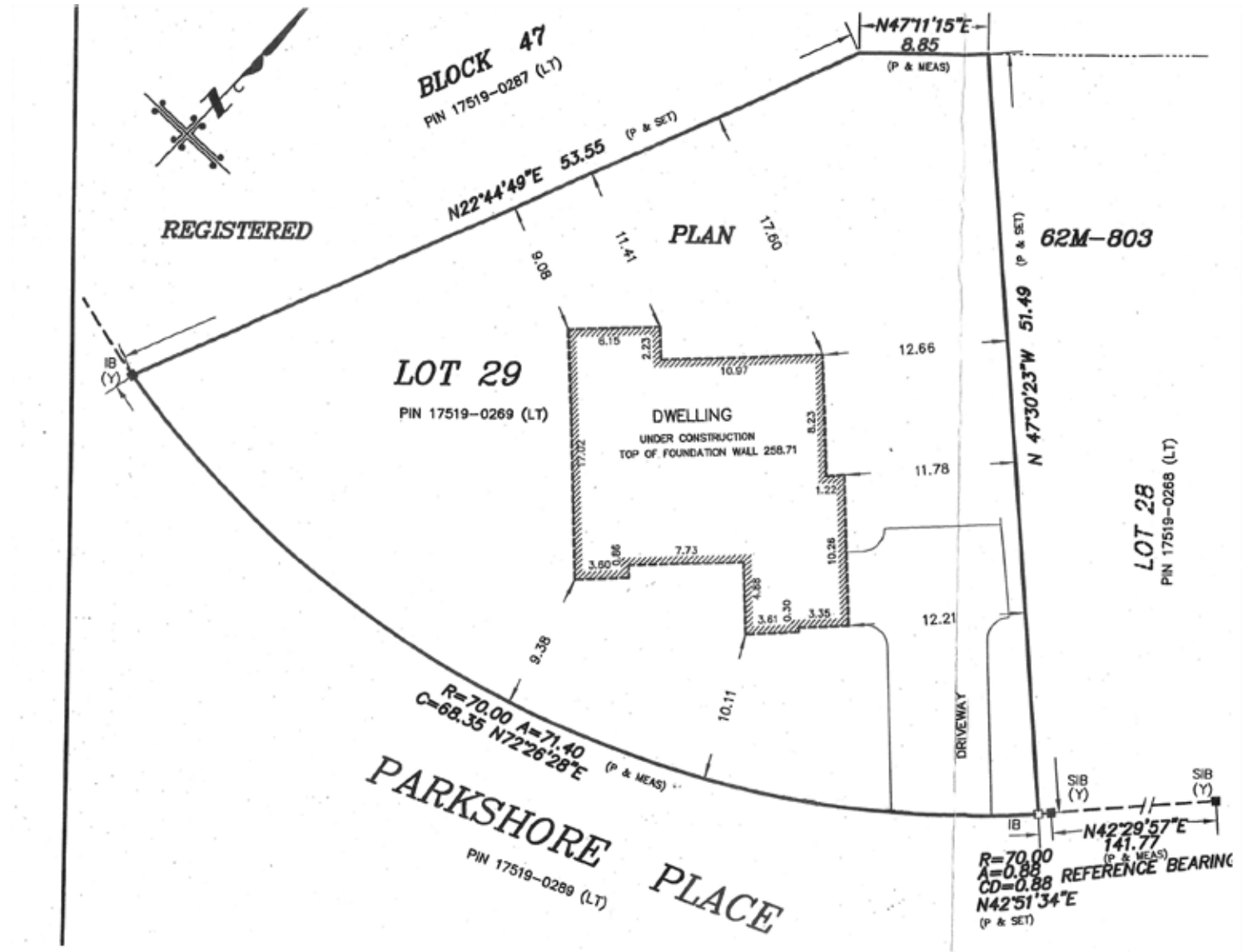
Exclusions: TV



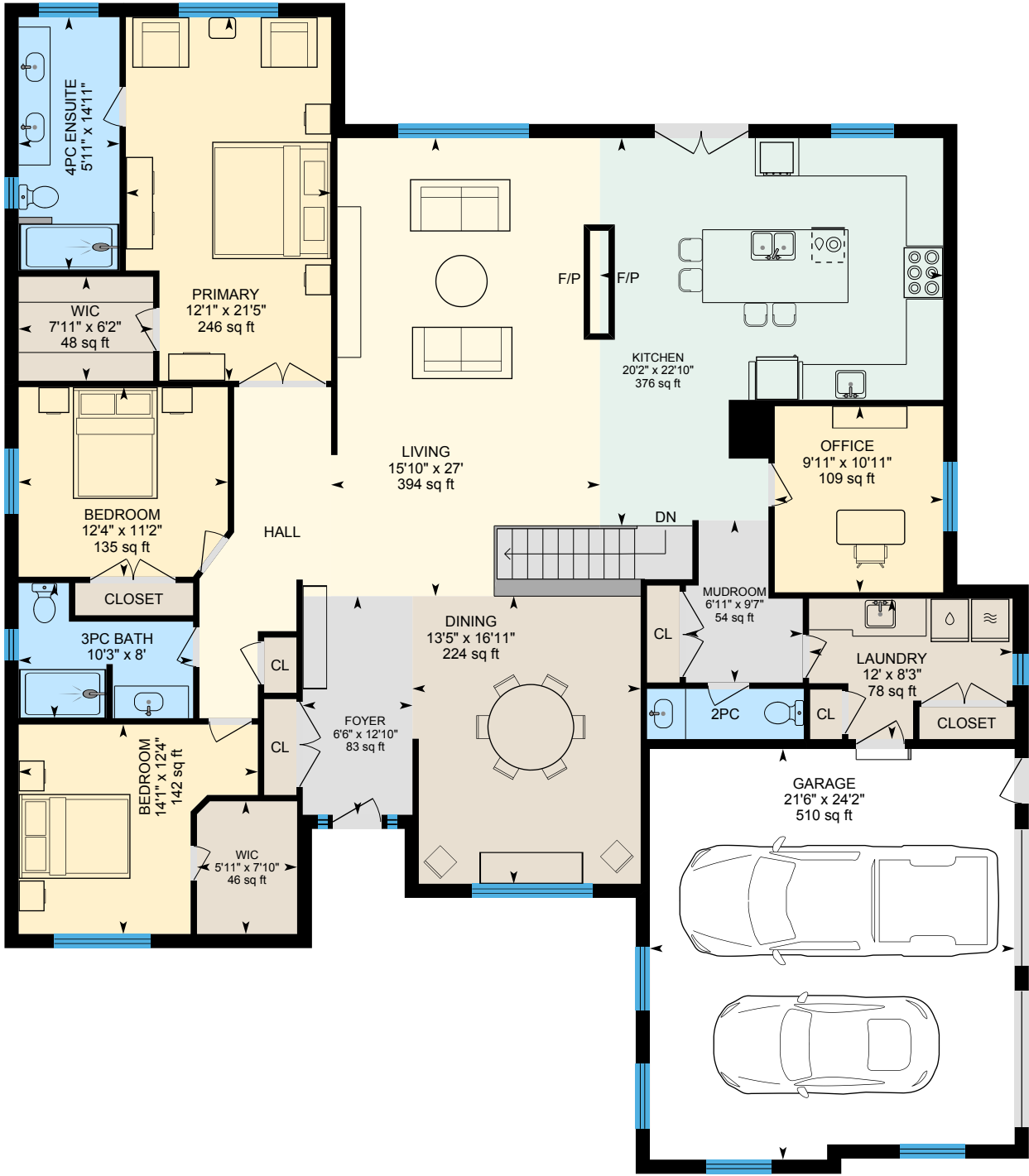




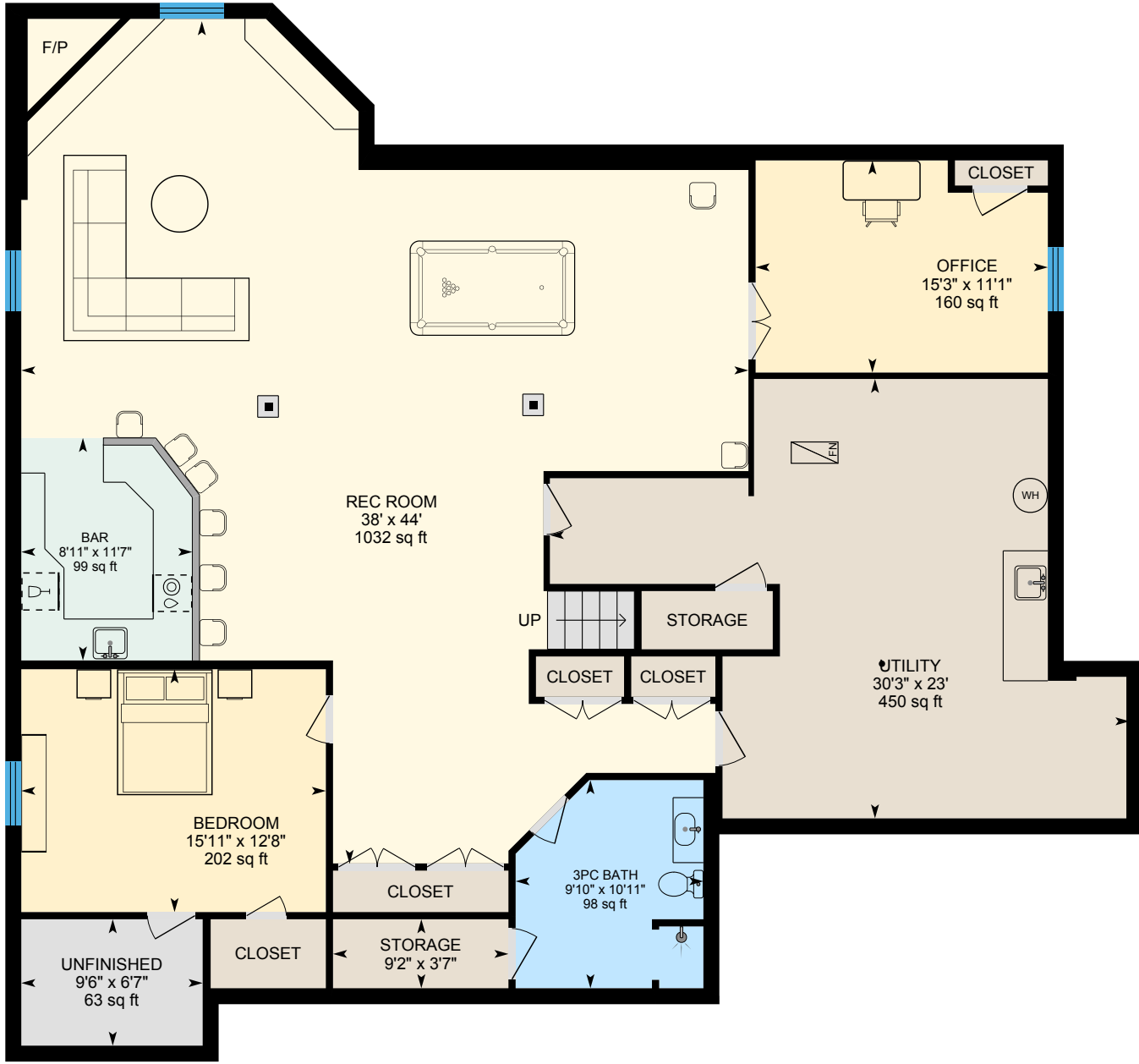
SURVEY



FLOOR PLANS



All room dimensions and floor areas must be considered approximate and are subject to independent verification.



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Information in this brochure is deemed accurate but not guaranteed.
School boundaries may change for upcoming school year.