

25 Bannisdale Way, Carlisle Ontario

Features

FOYER & HALLWAY

- Double decorative glass panelled entrance door
- Ceramic tile flooring
- Wainscotting
- Decorative brushed nickel finish chandelier with frosted glass shades
- Wrought iron baluster, oak railing and staircase
- Hardwood flooring in upper hallway with coat and linen closets

LIVING ROOM

- Large bright living room freshly painted in pleasing neutral hue (SW Alabaster)
- Large picture window with elegant light diffusing dual shade zebra blind
- Ceiling pot lights

KITCHEN

- Custom open concept light-filled eat-in kitchen with neutral ceramic flooring
- Generous amount of neutral cabinetry
- Smooth ceiling with pot lighting
- Centre island with granite countertop, sink, electrical outlet, & storage
- Large skylight over island with spot lighting
- Seryery cabinetry with granite counters, valance lighting, wine cooler, and glass accent upper cabinetry with lighting
- Decorative ceiling light fixture over eat in dining area
- Sliding glass door access from eat-in to expansive backyard and deck
- Large window over double stainless sink - with stunning backyard views
- Decorative backsplash

APPLIANCES

- Panelled Miele dishwasher
- Gas cooktop "as is"
- Stainless french door refrigerator with bottom drawer freezer
- Built in Miele wall oven
- Built in Miele microwave
- Garburator under island sink

PRIMARY BEDROOM

- Spacious primary retreat
- Hardwood flooring, crown moulding and pot lighting
- Large window with breathtaking backyard views
- Light diffusing dual shade zebra blinds and sheer drapery
- Large wall to wall mirror and sliding pocket door to ensuite

ENSUITE

- 2 piece ensuite with rich warm vanity, stone counter with under mount sink, sconce lights, large decorative mirror, & dual shade zebra blind
- Storage cupboard over toilet
- Large wall mirror
- Large walk in closet with shelving
- Elegant glass insert pocket door to main bathroom

MAIN BATHROOM

- Private, spa-like 4 piece bathroom with skylight
- Stylish ceramic tiled flooring
- Double under mount sinks with elegant 3 piece fixtures and stone counter
- Large decorative wood framed wall mirror
- Oversize seamless glass shower with neutral tile, pebble floor and rainfall shower head
- Light diffusing dual shade zebra blinds
- Storage cupboard over toilet
- 4 tiered glass shelving
- Wainscoting and crown moulding

BEDROOM 2

- Large bedroom with ceiling fixture and pot lighting
- Window with light diffusing blind
- Hardwood flooring
- Double closet

BEDROOM 3

- Large bedroom with custom built in desk nook
- Window with light diffusing blind
- Hardwood flooring and pot lighting
- Single closet

LOWER LEVEL LANDING

- Ceramic floor landing
- Wainscoting
- Storage closet under stairs

BEDROOM | OFFICE

- Window with wooden blinds
- Pot lighting and ceiling spot light
- Brand new (May 2026) wall to wall broadloom

RECREATION/ENTERTAINMENT

- Woodburning fireplace with raised reclaimed brick hearth and wooden beam
- Pot and track lighting
- Brand new (May 2026) wall to wall broadloom

UNFINISHED AREA

- Staircase access to garage
- Workshop area with large window and ample storage
- Washer and dryer
- Laundry sink with new sump pump
- Cedar clothes closet

INCLUSIONS:

All electric light fixtures, all window treatments, dishwasher, refrigerator, gas cooktop, built-in oven, built-in microwave, washer, dryer, all T.Vs, bookcase in living room, fridge and upright freezer in utility room, water softener, storage shed, greenhouse, garden bench.

RENTAL ITEMS under contract:

Seller to buyout on demand water heater contract prior to closing

ADDITIONAL INFORMATION:

Expansive 100.07 x 200.14 FT lot (as per survey) with extensive tiered decking

Furnace: 2022

Roof: 10-15

Windows: 10-15

Sump pump laundry area: March 2026 (new!)

Taxes: \$7269.89 (2025)

VISIT THE PROPERTY WEBSITE AT

25BANNISDALE.com

FOR GALLERY PHOTOS, VIDEO TOUR, AND FLOORPLAN.

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