

# 40 APPALOOSA TRAIL

## CARLISLE



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# Welcome to 40 Appaloosa Trail

Incredible sprawling bungalow with so much to offer! Tucked away in this quiet pocket of Carlisle, this home has been meticulously maintained by the original owners since its construction in 2000. Enter the foyer and prepare to fall in love. On the south side of the home is a mud room that leads to the oversized double garage and a powder room. You'll love the spacious recroom with a bar, built-in cabinets, pot lights, and another gas fireplace. The basement also has a fourth bedroom, 3-piece bathroom, office, and a large storage room. The spacious yard has plenty of space for a pool! This Carlisle beauty is a real gem awaiting your touches.



98.82 x 307.69 Feet



\$10,049.15 in 2021



3+2



3+1





The great room has soaring 14' ceilings, a gas fireplace, built-in cabinets, and rich hardwood floors. Across the kitchen is the beautiful dining room with 11' ceilings and the same gleaming hardwood.



## An Entertainer's Dream

Enjoy the warm solid oak kitchen featuring granite countertops, stainless appliances and plenty of storage. Off the kitchen is a sunroom - perfect to unwind with a book.



## Spacious Bedrooms

The large primary bedroom has beautiful views of the backyard, walk-in closet, pot lights, and a 5-piece ensuite with jetted tub. Down the hall are another two bedrooms (one currently used as a formal living room) and a full guest bathroom.





## Room Measurements

### MAIN LEVEL

Great Room	17'3" x 14'6"
Dining Room	16'8" x 12'9"
Eat in Kitchen	23' x 12'4"
Primary Bedroom	17'2" x 14'1"
Ensuite	5 Piece
Bedroom	13'6" x 10'11"
Bedroom	16'7" x 14'1"
Bathroom	4 Piece
Bathroom	2 Piece
Laundry	9'9" x 8'6"

### BASEMENT

Recroom	30'5" x 27'7"
Office	11'8" x 10'2"
Bedroom	13'10" x 14'5"
Bathroom	3 Piece

# Schools

Public Schools  
Balaclava JK - Gr 8  
Waterdown District High School

Catholic Schools  
Our Lady of Mount Carmel JK - Gr 8  
St. Mary Secondary School





**DREW WOOLCOTT**  
Broker

**JAYNE WOOLCOTT**  
Sales Representative



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