39 APPALOOSA TRAIL

CARLISLE





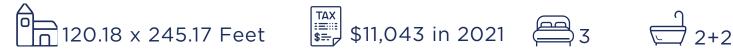
WOOLCOTT

Pack Before You Call®

905 689 9223 woolcott.ca

Welcome to 39 Appaloosa Trail

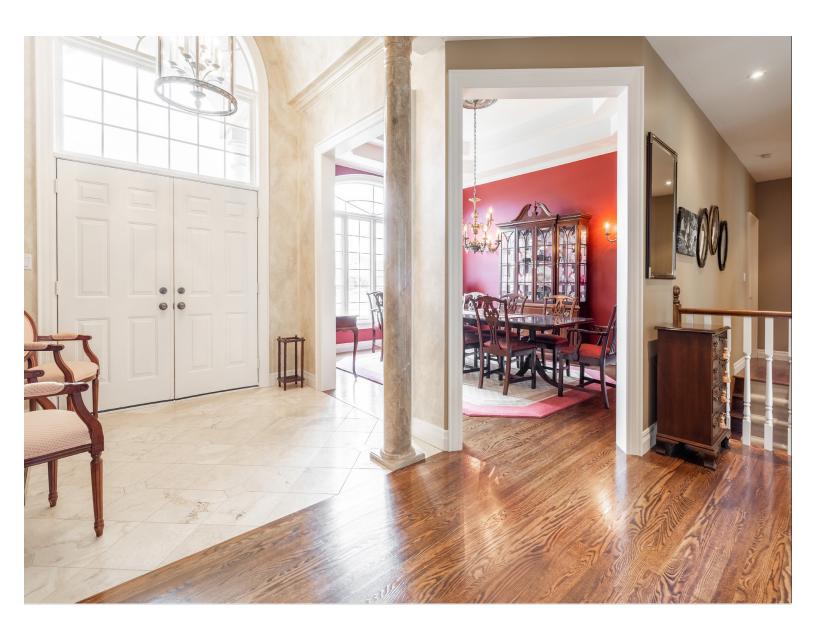
Located in Palomino Estates in Carlisle. This custom built home by Ben van Hoeve was thoughtfully designed & built for these original owners where every detail was carefully planned. The kitchen is open to the great room with soaring 11'6" coffered ceilings, gas fireplace & French doors leading to a 3 season room which you can also access from the primary bedroom. On this level are 2 more bedrooms with a jack and jill bathroom, a den with 11'6" ceiling, guest bathroom & large laundry room with walk-in closet. The lower level offers a large craft room (rec room) with an over sized window to allow for loads of natural light stream in. At the other end of the sprawling basement is a 2 piece bathroom & work room with stairs that lead to the triple car garage. There are 2 large unfinished areas that await your personal vision - theatre room? Exercise room? In-law suite? The front and back landscaping is just beautiful with the impressive front walkway, rear deck, perennial gardens and waterfall.

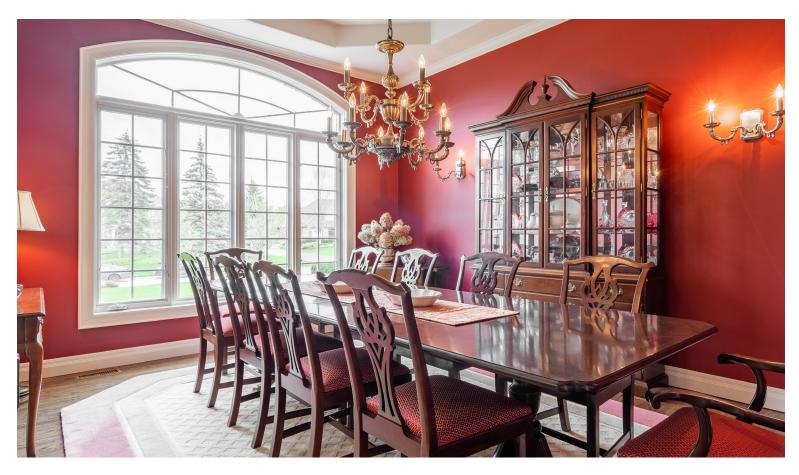


















Enter the dramatic foyer where you will find the dining room to your left with 11'6" high double tray ceiling.









Cozy Kitchen

The kitchen overlooks the incredible backyard & was intentionally designed with the home chef & baker in mind & includes a newer JennAir double fridge & wall ovens (2019), Miele d/w, coffee/wine bar with fridge, pastry counter, along with pull outs in the pantry & cupboards & coffered ceiling in the breakfast area.

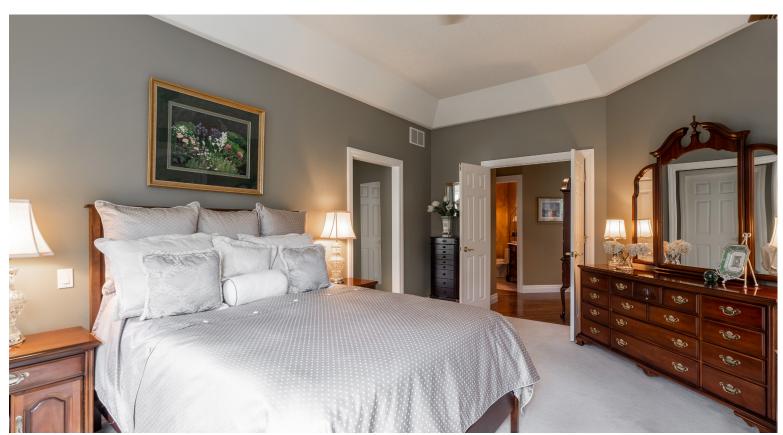




Room to Grow

The primary bedroom features a 10' coffered ceiling, walk-in closet & gorgeous ensuite with 2 separate vanities with custom built-ins, soaker tub & large walk in shower.











Room Measurements

MAIN LEVEL

Kitchen 14'2" x 14'7" Living Room 21'2" x 21'4" Dining Room 16'3" x 12'10" Office 13'1" × 11'10" Primary Bedroom 12'8" x 20'4" Ensuite 5 piece Bedroom 12'11" x 13'8" 14'1" x 12'8" Bedroom Bathroom 4 piece Bathroom 2 piece 12'5" x 10'5" Laundry

BASEMENT

Recroom 17'10" x 35'3"

Workshop 24'4" x 30'9"

Utility 7'10" x 4'2"

Bathroom 2 piece

Schools

Public Schools

Balaclava Elementary School Waterdown District High School

Catholic Schools

Our lady of Mount Carmel Catholic Elementary School St. Mary Catholic Secondary School

