

39 APPALOOSA TRAIL

CARLISLE



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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.



120.18 x 245.17 Feet



\$11,043 in 2021



3



2+2





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" x 11'10"
Primary Bedroom	12'8" x 20'4"
Ensuite	5 piece
Bedroom	12'11" x 13'8"
Bedroom	14'1" x 12'8"
Bathroom	4 piece
Bathroom	2 piece
Laundry	12'5" x 10'5"

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





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