

\$885,000 - 16 Appaloosa Way, CARLISLE

MLS® #PACB2046106

\$885,000

4 Bedroom, 2.50 Bathroom, 3,688 sqft

Residential on 2.43 Acres

THE RIDINGS, CARLISLE, PA

Beautiful 4-bedroom, 2.5-bath home with approximately 3,688 sq. ft. of finished living space (2,488 sq. ft. above grade plus about 1,200 sq. ft. finished basement), set on 2.5 wooded acres in The Ridings, a private equestrian community with direct access to bridle paths. Horses are welcome, and the neighborhood's unique equestrian character is one of its most valued features. This property combines rural privacy with convenience—just minutes from Cumberland Valley's award-winning schools and 15–30 minutes to nearby shopping, dining, and major routes.

The main level features a welcoming foyer, updated kitchen, sun-filled great room, powder room, and a convenient first-floor laundry/mudroom. Upstairs offers four spacious bedrooms, including an owner's suite with private bath and an additional full hall bath.

Recent upgrades include a newer roof, HVAC heat pump, and hot water heater. The finished basement expands the living space with plenty of room for recreation, work, or relaxation. Tasteful updates throughout highlight a subtle Mediterranean décor, creating a warm and inviting atmosphere. Outdoor living shines with a hardscaped patio, mature landscaping, and a large yard surrounded by trees—perfect for gatherings, cookouts, or quiet relaxation. The Ridings offers a tranquil setting with generous lots, private riding trails, and quality homes, all while being part of an



award-winning school district and close to Carlisle amenities and commuting routes. HOA fee is just \$165 per year, covering common areas and trail maintenance. Pictures will be uploaded Tuesday October 7, 2025.

Built in 1994

Essential Information

MLS® #	PACB2046106
Price	\$885,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	3,688
Acres	2.43
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	Traditional
Status	Active

Community Information

Address	16 Appaloosa Way
Area	Middlesex Twp (14421)
Subdivision	THE RIDINGS
City	CARLISLE
County	CUMBERLAND-PA
State	PA
Municipality	MIDDLESEX TWP
Zip Code	17015

Amenities

# of Garages	2
Garages	Garage Door Opener, Inside Access, Oversized

Interior

Heating	Heat Pump(s)
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Cooling	Central A/C
Has Basement	Yes
Basement	Fully Finished, Heated, Interior Access
# of Stories	2
Stories	2 Story

Exterior

Exterior	Brick and Siding
Foundation	Block

School Information

District	CUMBERLAND VALLEY
Elementary	MIDDLESEX
Middle	EAGLE VIEW
High	CUMBERLAND VALLEY

Additional Information

Date Listed	October 10th, 2025
Days on Market	15
Zoning	RESIDENTIAL FARM RF

Listing Details

Listing Office	Keller Williams of Central PA
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