

## *EQUESTRIAN ESTATE*

### *Home*

- ❖ 6548 sq. foot heated/cooled home with 10,528 feet under roof
- ❖ custom built in 2005
- ❖ brick and stone exterior
- ❖ 48 piers and extra thick concrete slab for low utility bills
- ❖ Geo-thermal HVAC
- ❖ Pella double-hung windows
- ❖ 2-story with double, winding stairs at entry and second stairway in kitchen

### *Ground Floor*

- ❖ Open family room with soaring ceilings, gas log fireplace, travertine tile
- ❖ Dining area is open to the family room and kitchen, perfect for farm table, wood floors
- ❖ Cook's kitchen has wood floors &:
  - flat-top grill in island-bar
  - commercial vent
  - 6-burner Dakor gas grill with convection oven
  - Dakor second oven and microwave
  - Jenn-Air built-in refrigerator
  - dishwasher
  - stainless steel farm sink with disposal
- ❖ Master bedroom with patio door, wood floors
- ❖ Master bath with garden tub, sep. shower, separate vanities, walk in closet, wood floors
- ❖ Office with built-ins and outside entry door, wood floors
- ❖ En-suite guest bedroom, wood floors
- ❖ Laundry room with sink, room for freezer or extra refrigerator & lots of storage under the stairs, brick floors
- ❖ Butler's pantry with granite, glass-front cabinets, wood floors
- ❖ Office area in kitchen
- ❖ Powder room
- ❖ Boot nook in hall, right off the side door
- ❖ Gas jets on patio for cooker/grill

### *Second Floor*

- ❖ *Two, split en-suite bedrooms*
- ❖ *Trophy room in loft area with lighted cases and French doors to*
- ❖ *Covered balcony*
- ❖ *Pool room with wet bar*
- ❖ *Theater room*
- ❖ *Powder room*
- ❖ *Laundry chute*
- ❖ *Separate storage room*

### *Barns*

- ❖ *Main Barn*
  - *8 Stalls, 2 are 24' could be split to make 10 stalls*
  - *Drains in center aisle (to pond)*
  - *Lights and fans on timers*
  - *½ bath with washer and dryer*
  - *Wash rack*
  - *Tack room*
  - *Hay/feed room*
  - *Priefert walker*
  - *Pole (round) pen*
- ❖ *Second Barn*
  - *10 Stalls, with 5 turnouts*
- ❖ *Third Barn*
  - *18 Stalls, with 6 turnouts*

### *Extras*

- ❖ *100 X 200 Covered, Lighted Arena, with booth*
- ❖ *150 x 300 Exterior Arena*
- ❖ *1/4 mile oval track*
- ❖ *Multi-car garage/shop with 1/1 apartment, hay & tractor storage under roof*
- ❖ *Tiny house*
- ❖ *RV hook up*
- ❖ *Large Ponds*
- ❖ *Impressive Rock/Brick entry with Automatic Iron Gated Entry*
- ❖ *2100 feet of Pipe fence along road frontage*
- ❖ *Underground power*