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#### An Equestrian Dream Come True

Whether you are a professional equestrian or hobby equestrian you will appreciate the thought to detail this equestrian estate was given. The elegant, yet county charm of the custom built farm house coupled with the equestrian facilities, guest house, pool house and beautiful grounds make this an estate you will be proud to call your own. As you drive down the scenic road you will be in awe of the board fencing and the horses grazing on lush pasture. Then you will smile with you see the stone and hardi-board farm house with the rocking chair front porch nestled under the Pecan and Oak trees. While not overbearing the home has a presence that says it belongs right where it is. The home offers all the modern conveniences and upgrades along with some special modern country touches. The good luck star built into the paver sidewalk welcomes you. A two story tiled foyer opens to the office with custom built barn doors, built-in cabinets and book shelves on either side of the fireplace. The formal dining room catches your eye on the other side of the foyer. It offers wainscoting trim work, built-in lighted china cabinets, a fireplace with a refinished antique mantle and a graceful chandelier. You walk under two cat walks past sitting areas and the staircase into the bright great room. Floor to ceiling windows, two story ceilings, hickory hard wood floors and the third fireplace make this a warm and inviting room to entertain friends and family. Prepare beverages in the wine cellar/wet bar. Wine racks, bar sink, cabinets, icemaker and wine cooler allow you to offer any variety of drinks. Prepare meals while family and friends relax at the breakfast bar or sitting area in the kitchen. Even a gourmet would appreciate the custom built cabinets with their soft returns, spice drawers and racks, pull out shelves, bread drawer, knife drawer and large walk-in pantry. Stainless steel appliances include a 48" refrigerator, double oven/convection microwave, Thermador 5 burner gas range, dish washer and trash compactor. Under counter lighting and rope lighting only provide more ambiance to the meal preparation. In keeping with the country feel a farm house sink, pounded metal backsplash and honed granite counters are a perfect compliment to the wood beams and tongue and grove ceilings. The large laundry room was set up for keeping the outside elements contained and providing a place to feed the pets. Cathedral ceilings with wood beams, French doors to the outside and a large master bath with heated floors, custom cabinets, cast iron tub and two generous walk-in closets are only a few of the feature the master suite offer. Upstairs, both guest bedrooms have their own private baths and walk-in closets. The cat walk that overlooks the kitchen area takes to the reading loft with built-in bookcases. Just in case the pool house and guest house don't provide enough space to play and have house guests, there is an additional 800 square feet on the third floor waiting to be finished. Enough about the house, everyone wants to know more about the grounds and equestrian facilities. An incredible pool house graces one side of the pool and patio area while the guest house, stone outdoor fireplace and English garden grace the other. Quality is carried throughout the guest house and pool house with every thought to details. The main 3,500 square foot barn can accommodate 6 to 9 horses. Industrial strength ceiling fans, concrete, drains, stall mats and windows make this barn a bright, clean environment for rider and horse. A climate controlled tack room and full bath, a laundry/feed room, wash stall and tack up stall make this barn a very functional barn. The lower barn and indoor arena provide an additional five stalls of the same quality, tack room, laundry room and wash stall. Excellent footing is maintained with a sprinkler system. Enjoy working your horse to music with the satellite music system in the arena. A multifunctional shop/hay/shavings building offers plenty of space for any work or additional hobbies. All the pastures have three sided run-in sheds and water. With access to trails and additional land you will never run out of space. If you are serious about your horses and like the good life, this is an estate you will want to visit.

# East Monbo Road



# 330 East Monbo Road

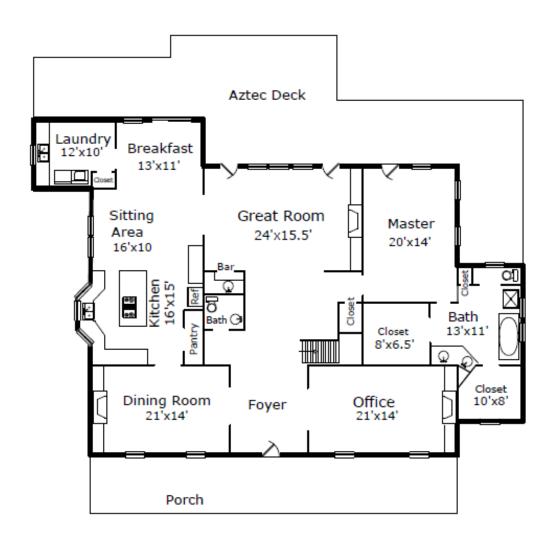


140' x 70' INDOOR ARENA, 5 STALLS, WASH STALL, TACK RM, LAUNDRY/FEED RM, EQUIPMENT STORAGE

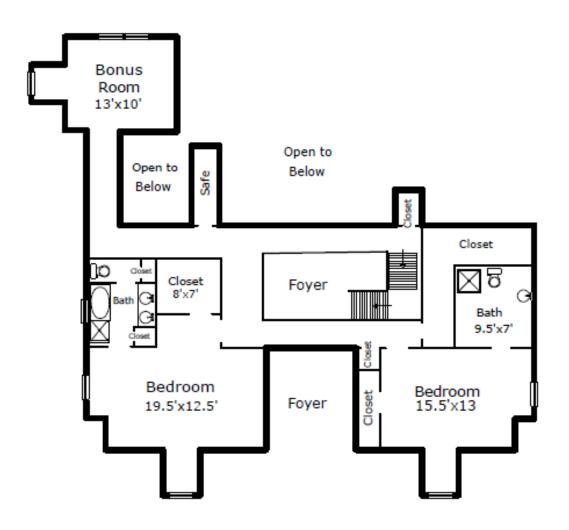
792 SQ FT POOL HOUSE W/KITCHEN & BATH & 2 CAR GARAGE 4,632 SQ FT 2008 3 BED/3.5 BATH HOME



#### Main Level



## Second Level









3 bedrooms & 3½ baths Hardi-board & stone exterior 30-year architectural shingle & metal roof

10' x 60' Rocking chair front porch w/ ceiling fans and music Extensive Azek® wrap around deck Hot tub installed in deck outside master suite

Radiant barrier installation Jeld-Wen™ double hung windows 3 HVAC systems (master has individual system)

Smart house lighting system
Home A/V system including music
indoors & outdoors
Security system
2-car detached garage w/floored attic
space





3 fireplaces including office, dining room & great room

Custom mantles including a refinished antique mantle

Ceiling fans & recessed lighting throughout

Extensive trim work & wood beams Hickory hardwood & tile floors Central Vacuum

Wet Bar w/icemaker & wine cooler
Large laundry room has built-in cabinets,
granite countertops, cubbies for cat & dog
food storage, sink & coat rack w/bench &
Dutch door











Built-in cabinets & book shelves in office

Tongue & groove ceiling in office Built-in lighted china cabinets in dining room

Custom made working barn doors in office

Governors Paneling in Dining Room













2 large guest bedrooms with private baths
Catwalks overlooking great room, foyer & kitchen
2 linen closets
Locked gun safe room
Reading loft w/built-in book shelves
Mechanical room
Extra storage rooms









Breakfast area

Breakfast counter

Sitting area w/cookbook window shelf
Custom cabinets include soft return doors &
drawers,

Spice drawers & racks, knife drawer, bread drawer, plate rack, pull out shelves, under counter lights & rope lighting
Thermador 5 burner gas range
Stainless steel appliances include 48" side-byside refrigerator, dishwasher, trash compactor & double oven/convection microwave
Walk-in pantry w/auto lighting, built-in drawers and shelves
Honed granite counter tops
Pounded metal back splash
Farm house sink







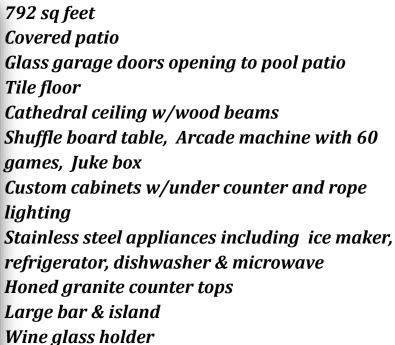
Cathedral ceilings w/wood beams French doors to back deck & hot tub French doors to master bath 2 large walk-in closets w/custom built-in cabinets & drawers including pull out hamper, jewelry drawer & shoe shelves Tiled bathroom Separate shower w/Grohe™ rain head & hand held Cast iron free standing tub w/bead board surround Wired for towel warmer Double vanity Glass cabinets w/lighting Linen closet Separate water closet Heated floor





Covered patio area Stained concrete floor Hand hewed wood trim Glass sliding door & French door One bedroom plus second bedroom/ office w/access to main barn High ceilings w/wood beams Recessed lighting & ceiling fans Old farm house interior doors and door hardware Granite counter tops Custom cabinets w/under counter & rope lighting Stone back splash Walk-in pantry Stainless steel appliances include Side-by-side refrigerator, dishwasher, microwave, smooth surface oven & icemaker Built-in cabinets, book shelves & flat screen TV cabinet Bathroom w/tile floor granite counters, custom cabinets,





A/V music system inside & outside

Flat screen TV

Pool equipment room







Full bath w/built-in bench & towel rack, custom

cabinets, tile shower, granite counter tops



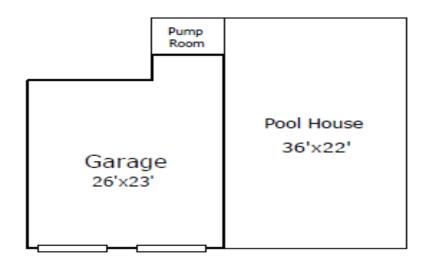
20 x 40 Salt water gunite pool w/diving platform
Paver patios
Croquet lawn
Retaining walls
Landscape and patio lighting
Pond and water fall
Stone outdoor fireplace w/gas starter,
wood box & benches
Built-in grill & burner
English garden



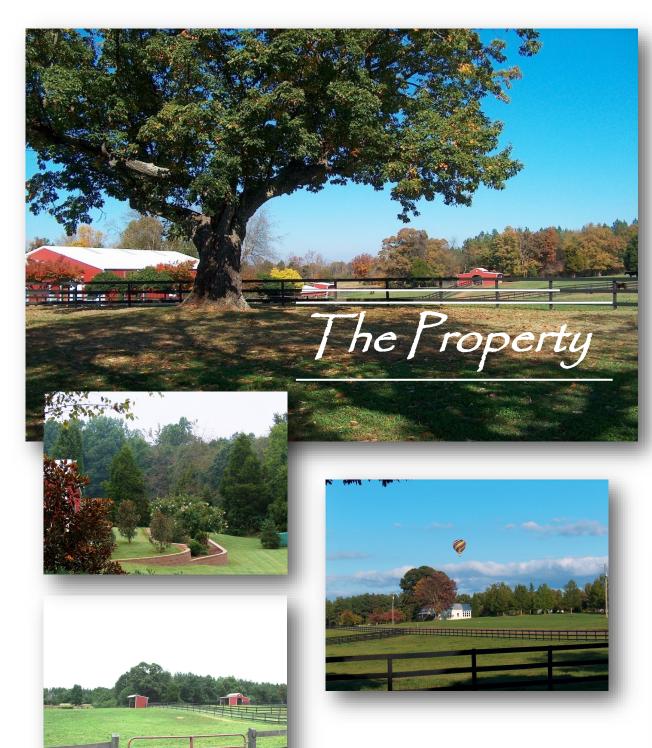




# Garage/Pool House



Pool Deck 60'x38'

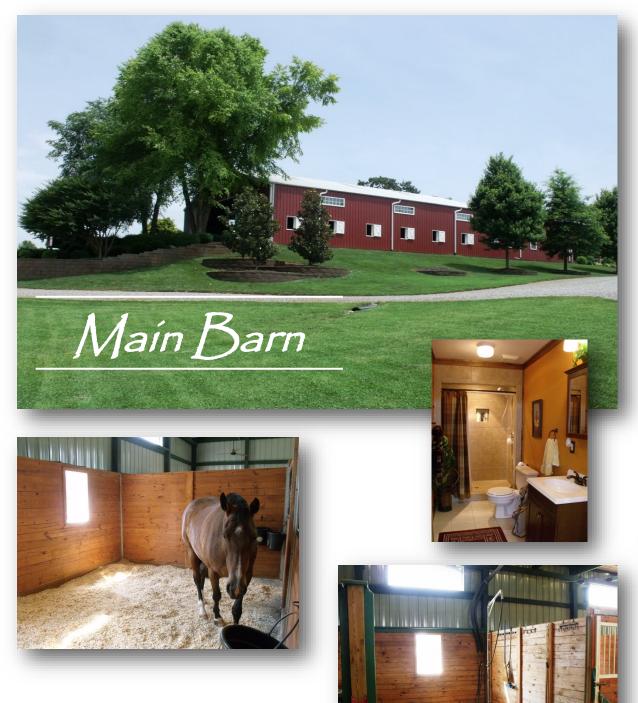


13.96 acres (more acreage available)
Extensive landscaping includes irrigation
Retaining walls, walk ways, mature trees
& shrubs
2 wells
Multiple planting beds
3-board fencing w/electric around the
top
All paddocks/pastures have separation
or aisle way to keep horses from
"socializing" over fence

"socializing" over fence
All pastures have 3-sided run-in sheds w/
hay racks

Mare & foaling paddock
Freeze proof water spigots at all pastures
Access to riding trails
Incredible views of the farm from all
locations





**3**,500 sq feet

26' concrete aisleway for farrier, vet & equipment access

Laundry room

Climate controlled tile bathroom w/large tiled walk-in shower

15'x 11' climate controlled tack room Large miscellaneous closet

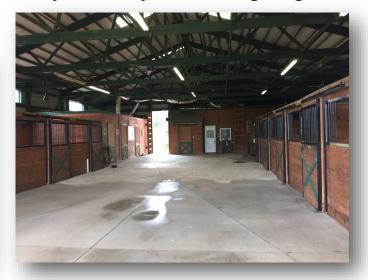
Tack up stall

Wash stall w/overhead rotating arm and hot/cold water

Either nine 12' x 10' stalls or three 12' x 10' and three 12' x 20' foaling stalls
Stalls have concrete floors w/drains for easy pressure washing

Stalls have windows to the outside that shut

Mats in all stalls Industrial strength ceiling fans Lots of windows for natural lighting



### Barn/Guest House

Stall 12'x12'		Stall
Stall 12'x12'		Stall
Stall 24'x12'	Barn 70'x26'	
		Laundry 11'x7.5'
Wash 12'x12'		Bath 11'x5'
Tack Up		Tack Up
12'x12'		15'x11'
		'
Apartment		

Covered Patio 32'x16'

32'x32' 1021 sq ft

Patio 32'x21'



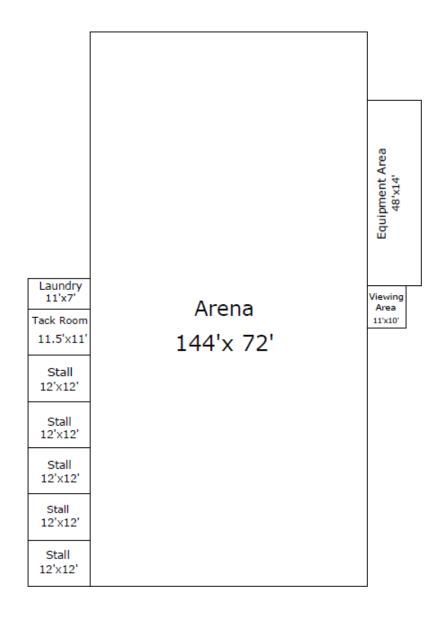
144' x 72' Indoor arena w/ observation alcove Sprinkler system Music system w/speakers Hard clay base w/packed blue stone & a river sand top layer Five 12' x 12' stalls w/concrete floor & drains Industrial ceiling fans Covered walk way 11.5' x 11' tack room w/utility sink 11'x 7' laundry/feed room Outdoor concrete wash stall w/ shelves & overhead rotating arm & hot/cold water 4 bay equipment shelter on back of arena







#### Arena





30'x 20' garage w/high automatic garage door
Utility sink & gas fireplace
Large walk up storage loft
20'x 18' work shop w/garage door
30'x 20' Hay & shavings storage
w/loft area
Concrete parking pad in front of shop







**Built 2015** 

980' sq ft

Kitchenette w/refrigerator, DW, convection Oven/Microwave

Laundry hook up

Bathroom w/shower framed and plumbed

Bedroom (no closet)

High Ceilings

Laminate/Pergo Flooring







# Shop/Storage & Office/Apartment

