

# Joanda Farm Rd Property Details

## Grounds –

- 90 +/- acres fenced in
- Mature hardwoods throughout
- Operating Hipcamp on the river
- Approx. 2 miles of trails throughout the property
- 30-acre income producing hayfield
- 60' round pen with seating
- 1 large outdoor ring – 280' x 80'
- 7 individual turnouts
- 3 large pasture turnouts – 1 with auto-waterer
- Ample room for additional turnouts – 4 additional auto-waterers
- 480 +/- sf concrete block sawdust storage

## Main House –

- 3000 +/- sf HLA
- 3 bedroom/3 bathroom
- Open floor plan
- Flagstone flooring and hardwood flooring
- Large slider windows in main living room that open the room to a screened porch feel
- Wood burning stove
- Large laundry/utility room
- Private large master suite with a 261sf sitting
- 500 + sf of outdoor decking on the house
- Private custom-made pool with seating area and kitchen
- Private tennis/basketball court
- Multizone heating and cooling system
- Radon Mitigation Installed

## Large Barn –

- Circular asphalt driveway
- Ample parking
- Insulated roof
- 2 bedroom/1 bathroom 1100 +/- sf barndominium
- Customer lounge with kitchenette
- Full bathroom
- 29 – 12'x12' rubber matted stalls
- Extra wide and tall isles with rubber matting
- 10,387 sf indoor riding arena with extra-large overhead fans
- Fly spray system
- Hay room
- 3 tack rooms
- Large 2 bay washroom with hot/cold and enclosed for winter months
- Plenty of storage throughout
- Feed room
- 2 large grooming areas
- Fuel tank for equipment
- Exhaust fans

# Joanda Farm Rd Property Details

## Duplex –

- 1963 +/- sf
- Multizone heating and cooling system
- Radon mitigation system
- Main level -
  - 1 bedroom/1 bathroom
  - Open floor plan
  - Hardwood flooring
  - Brick fireplace in living room
  - Vaulted/beamed ceiling
  - Sunroom
  - 92 sf porch
- Lower level –
  - 2 bedroom/2 bathroom
  - Open floor plan
  - Tile flooring throughout

## Black Barn –

- 1469 +/- sf
- Used for hay storage
- 2 additional storage rooms

## Grey Outbuilding/workshop:

- 1514 +/- sf Insulated
- Two bay garages doors
- Concrete flooring