***Edgewood Farms***

***8 Robinson Road, Rochester MA***

 ***Property Overview***

*15.49 acres*

*2 separate single family homes*

*Assessed Value $687,796*

*Approximately 14 acres in 61B*

*2 Barn each with 10 stalls*

*2 shed rows totaling 9 stalls*

*2 shaving sheds*

*Indoor Arena 65x65*

*Outdoor Arena*

*13 paddocks (2 run in sheds) with multiple hydrants*

*Trail on site*

*Long driveway offers privacy*

*1 well*

*3 electrical meters – 1 for each house and 3rd for barns – updated within 15 years*

*Solar on barn is owned. Credit comes off barn bill and an overage goes to house*

*$65K drainage system*

*2 septic systems both in need of replacing*

*ROW to solar farm (to be executed) easement language in process*

***Main Home***

*Colonial Style*

*2244 sq ft, Built 1965*

*5 bedrooms, 2 full bath, 1st floor office, updated kitchen, dining area, living room*

*laundry 1st floor and 2nd hook up in basement*

*tankless water heater*

*wood burning fireplace*

*oil heat*

*vinyl siding*

*Outdoor patio and composite deck base overlooks riding arena*

 *some Harvey windows and roof approximately 12 years old*

*Concrete block foundation*

*Hot tub to stay*

***House #2***

*Bungalow style*

*897 sq ft, Built 1930*

*2 bedrooms, 1 full bath with shower stall*

*living room, dining area, mud room with laundry*

*flooring – carpet and vinyl*

*updated kitchen appliances*

*some newer windows and doors about 2 years*

*updated lighting and insulation from Mass Save about 1 year*

 *exterior access to field stone basement with sump pumps*

*oil heat*

*roof (approximately 14 years old)*

*rent currently $1,850 monthly*

***Equestrian Amenities***

***Barn #1***

*Built 2006*

*36x84*

*Center isle steel barn with 10 – 12x12 stalls*

*2 tack rooms – 1 grain room*

*Wash stall with instahot*

*2 frost free hydrants*

***Barn #2***

*original cow barn and added on to over the years*

*10 stalls. 9 approximately 10x10 and 1 - 10x14*

*Tack room w/ lockers approximately 2 years old*

*1 frost free hydrant*

*Wash stall with instahot*

*2 frost free hydrants*

***Indoor Arena***

*Built 2005*

*65x65*

*A and S steel build structure*

 *pond silt footing*

***Outdoor Arena***

*Approximately 75x110*

*2nd outdoor arena will be added*

*Stonedust base with sand and stone footing*

***Shedrows***

*2 separate shed rows totaling 9 stalls*

*outdoor wash stall*

*2 shaving sheds*

*storage shed with access to well*