



**12897 N TONTO ROAD**

## **Welcome to Happy's Dream Ranch...**

an equestrian enthusiast's dream that is unrivalled in its scope, beauty, and caliber. You can have it all with the spacious home, second-to-none views and private horse facilities that most only dream of. Set in Long Meadow Ranch, this well-equipped equestrian ranchette is nestled on 36.46 acres with Granite Mountain as the backdrop. The warmth and charm of this open concept 3586 square foot farmhouse-style ranch home with not disappoint with three bedrooms (two suites) plus office, great room, and rec room/mancave, attached one-car garage and detached two-car garage. Perimeter fenced and cross fenced, the horses have room to roam with 13 pastures, 120' x 240' arena, electric Eurociser, two barns totaling 20 stalls with tack rooms, hay barn with bunkhouse and a separate casita. Long Meadow Ranch is a 2500 acres horse community that connects to over 1,000,000+ acres of the Prescott National Forest for the most incredible equestrian riding or hiking. This is a one-of-a-kind property and a must have for anyone looking for a turnkey equestrian estate.







## FEATURES

### Main House

- 3486 square feet
- 3 bedrooms (two are suites)
- 3 bathrooms
- luxurious master bedroom
  - spa bathroom with dual rain showerheads, and soaker tub, dual vanities
  - spacious walk-in closet
  - electric wall-fireplace
- dramatic great room
  - propane gas fireplace with blower
  - dining area with built-in banquette

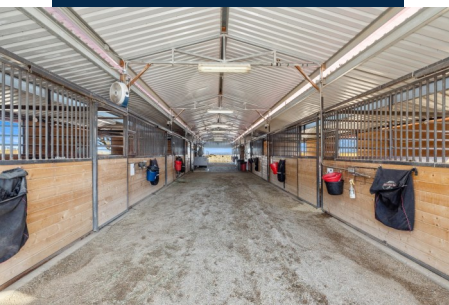




- luminous kitchen
  - quartz counters in kitchen in two contrasting colors
  - suite of stainless-steel appliances, include wine fridge
  - sizeable pantry
- sophisticated office
- enjoyable rec room/man cave (only room on lower level)
  - slate flooring
  - electric fireplace
- 1-car attached garage with epoxy floor
- oversized 2-car detached garage with 9' doors
- roomy parking pad







### Upper Horse Barn

- 12 Stall Barn with turn outs
- 6 stalls are 12' X 16'
- 6 stalls are 12' X 12'
- 2 tack rooms
- 2 wash and grooming stalls with hot water
- water and electricity

### Lower Horse Barn

- 8 Stall Barn
- 2 stalls are 12' X 16'
- 6 stalls are 12' X 12'
- 1 tack room
- 2 wash and grooming stalls with hot water

### Hay Barn/Ranch Hand Housing

- hay storage space
- 2 separate sleeping quarters each with their own  $\frac{3}{4}$  baths, shared kitchen and dining
- detached casita with  $\frac{3}{4}$  bath
- shared laundry facilities

### Horse Features

- 120' X 240' riding arena with sand and new fencing
- fully watered arena
- electric Eurociser for up to 4 horses
- 13 separate pastures
  - 6 irrigated pastures up front for grazing
  - 7 dry lots (turnouts)
- fencing and cross fencing
- 1.25 mile track on the perimeter of property

### Other Features

- main home, two horse barns with total of 20 stalls, hay barn with guest/ranch hand housing
- 2 wells
  - 60-80 GPM wells with booster pump
  - 1 well is for the main house
  - 1 well is for the rest of the property
- 36.46 acres
- property has an agricultural tax rate
- gated entry to property
- security cameras on house and barns
- 3 septic systems
- 4 miles of irrigation

### Other Features of Main Home

- luxury lifespan wood-look vinyl plank flooring
- carpet in bedrooms
- zoned heating and cooling
- recessed lighting throughout
- laundry room (washer and dryer convey)
- covered and open front porch deck
- covered and open back deck
  - built-in hot tub
  - stacked stone wood burning outdoor fireplace
- wrought iron fenced back yard with firepit and grass