

## UPGRADES / SPECIFICATIONS

**1,223 SQFT (2,224 SQFT TOTAL) | 3 BEDROOMS | 1.5 BATHROOMS**

### RESIDENCE FEATURES

- -Triple glazed windows
- -Polar Bear water distiller
- -New high efficiency water heater (2021)
- -New boiler (2022)
- -In floor heat
- -Wood burning stove
- -Primary Suite with gas fireplace and walk-in closet
- -Steam shower
- -Heated towel rack
- -Hunter Douglas blinds
- -Ceramic tile throughout
- -Granite throughout
- -Suncoast enclosures sunroom
- -Stainless Steel appliances including gas range
- -Care & attention is evident throughout

### DOUBLE GARAGE (30'X28')

- -Oversized and fully insulated
- -Two tier with one 8' + one 9' overhead door

### SHOP (48'X32')

- -2 large overhead doors (12'x12' with power opener + 12'x16')
- -Fully insulated
- -New high efficiency boiler heating floors in barn and shop (2021)
- -Ceiling fan + overhead lighting
- -Floor drain
- -220 amp + 110 amp power service
- -Water hydrant
- -Pressure system for irrigation system

### BARN/STABLES (36'X57' PLUS 28'X16' WASH BAY)

- -7 stalls - 12' x 12' with Soft Stalls and corner feeders
- -Custom metal stall fronts with drop down windows and sliding doors
- -One stall can be made into a 12 x 24 foaling stall
- -Large wash bay with floor drain + Dutch door
- -Ceiling fan + overhead lights
- -Tack room
- -External feed bin storage
- -Water hydrant
- -Second shelter with stall door and paddock off side of barn
- -Vaulted ceiling
- -Metal roof and metal exterior siding
- -Fully insulated
- -Boiler system allows for in-floor heat in the barn, tack room + wash bay
- -Two hay/shavings storage shelters

### RIDING ARENA (144'X66')

- -Deep loafing shed off the side of the indoor riding arena, with translucent panels in roof for increased light. Allows horses to completely out of the elements in a herd environment.
- -Angled wood kick wall
- -Viewing area and storage at one end
- -Windows on three sides
- -Sheet metal interior ceiling, insulated walls
- -Metal roof and exterior siding
- -Water hydrant
- -Overhead lights

## UPGRADES / SPECIFICATIONS - CONTINUED

### PADDOCKS (4+ ACRES)

- -Three large paddocks with shelters
- -Two heated waterers in the paddocks (One shared between two paddocks) and one in paddock outside of indoor arena

### FENCING

- -No climb and flex fence for paddocks- safe and little maintenance
- -Electro braid for larger pasture areas (Durable)

### 148.22 ACRES

- -20 acre subdivided acreage (Buildings, paddocks, ~10 acres pasture)
- -65 acres cultivated (Wheat and canola rotation)
- -20 acres cultivated (Wheat, canola, oats rotation)
- -Lush wooded slope and ravine, offering privacy and natural beauty
- -Petroleum well with \$2,000/year rental income

### AND MORE!

- -Great well + septic
- -2 large hay storage shelters
- -Trailer pad serviced with electric & water
- -Gardens, shrubs & trees
- -Sheltered location
- -Standby generator (Fully automated)
- -50 barrel rain water tank connected to pressure system for yard irrigation