

# Property Highlights

- 4.18 acre private lot
- Newer siding 2014
- Newer metal roof 2014
- Newer high efficiency heating system
- Level RV pad
- 2 wells on the property: 1 for the home and 1 for the barn
- Wood burning fireplace
- New washer and dryer
- Additional flex room
- Storage shed/workshop
- 3696 sq ft custom barn with 2 levels
- 756 sq ft garage with shelving and work bench
- Open kitchen
- Pantry

# Barn and Horse Essentials

- Custom built 56x42 main floor barn
- 3 stalls 11x14 with mats
- 3 paddocks 14x24 with pea gravel footing
- Alleyway has 14-foot ceiling
- Alleyway overhead has Kalgo infrared heat lamps
- Heated water buckets in each stall
- Barn - dedicated well with 300-gallon water tank
- Tack room with hickory flooring and cabinets
- Saddle pad racks
- Feed room
- Office
- Storage room
- 1- 60-foot diameter round pen
- 1 - 40-foot diameter round pen
- 3 – turnout/grazing areas with electric fencing

# Upper Level of Barn

- Upper Level of barn is 56x24
- Newer heating system
- Flex room with custom pool table
- Dry bar
- Crafts room
- Toilet/powder room
- 2 Decks
- Mountain views