

# *An Equestrian Oasis*



This outstanding 10 acre property boasts a 2,600 sq. ft. quality built country home with soaring 25 ft. living room ceilings and many other quality features.

**BONUS:** 2,000 sq.ft., 3 bed add'l semi-detached living accommodation for family, guests or B&B. There is an excellent 2 bed, 924 sq. ft. (1996) manufactured home on the property, large office areas, several workshops & storage facilities. The property is extensively fenced with an electronic driveway entry gate.

For the horse enthusiast, a spacious 6 stall insulated barn with many outstanding features including ample storage for hay and shavings. The 20x60 all weather dressage ring is built to USDF standards with 20 tons of crushed rubber, sand footings & a dust control sprinkler system. The property features a green house, 2 ponds, which support an extensive irrigation system, well developed riding trails, paddocks, fenced grazing pasture, fruit trees & much more.

Located across from the golf club and near St. Mary's Lake, parks & town, this is indeed a very special home and property with exceptional amenities. B&B and Stabling revenue possibilities.

**Marketed by Rick Alexander**

**\$1,600,000**



## A Home with Style & Comfort

- 2,600 sq. ft. of custom design & quality built living space
- Generous sized rooms, soaring 25 foot great room ceiling & stone fireplace
- Master suite with a sumptuous spa ensuite, dressing room with built-ins & private deck
- Loft with 6 foot skylights & built-ins ideal as a den, office, studio or exercise / meditation area
- Well designed kitchen with quality appliances, french doors leading to rear garden deck
- Beachwood & slate floors, custom wood louvers, skylights, 3 hot water tanks, heat pump, vac. system



## Additional Semi Detached Living Space

- 1970's, 2,000 sq. ft. panabode with 3 bedrooms, 2 full baths & spacious living room on the main level
- Sunroom with French doors to sun filled deck, full basement largely finished with rec. room, bedroom and additional full bath
- Woodstove, oil forced air heat, workshop, dry storage



## Additional Detached Living Accommodation

- 1996 Moduline Gibraltar Manufactured Home
- 924 sq. ft., 2 bedroom, fully equipped newer eat-in kitchen, spacious living room with bay window & laundry
- Front deck with landscaped garden, electric forced air heating



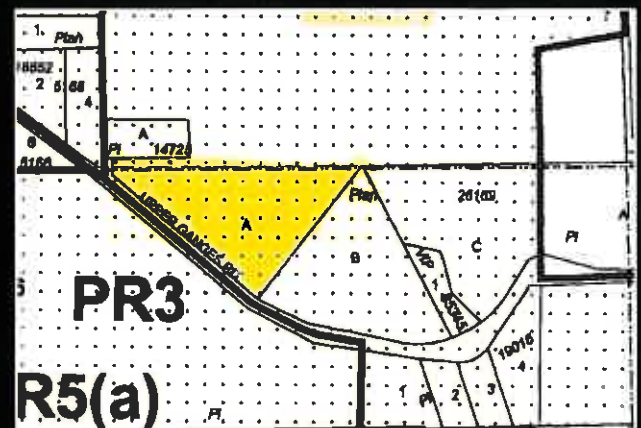
## The Barn

- 6 Box Stalls (12x14) with rubber floor mats, automatic waterers, individual run outs (14x24) pipe rail fencing, 6 custom grooming chests, stall blanket racks
- Hot & Cold water wash rack/tack up area, rubber matted
- Heated tack room (12x14) with sink, saddle racks, bridle hooks, blanket storage
- Heated bathroom with toilet, sink & shower
- Washer & Dryer
- Barn is 56x35 with metal roof and is fully insulated
- 2 large grass fenced fields with automatic waterers, 6 grass paddocks with waterers and electric fencing
- All fencing is high tensile vinyl "system fencing" with pressure treated posts.
- Enclosed 15 ton hay storage & drive-in 4 unit shaving storage



## The Property

- 10 tranquil acres zoned ALR "fully taxable"
- Mix of forested and cleared areas with extensive landscaping throughout
- 2 ponds (one shallow & one approx. 30 ft. deep) used for irrigation
- Well developed in-ground watering system
- Serviced by drilled well, 180 ft. deep producing great water estimated at 2 1/2 gpm with 1000 gallon cistern
- Extensive cross fencing, grazing pasture, paved main driveway with electronic gated entry
- Located across from the Golf Course & close proximity to St. Mary's Lake, parks & minutes to town
- Fruit trees and good sun exposure





## Riding Facilities

- 20x60 dressage ring built to USDF standards with 20 tons of crushed rubber & sand footings. It is all weather, crowned & drained with a 10 foot track around the ring. Sprinkler system for dust control.
- A 25 meter round and fenced ring
- A well developed riding trail network throughout the property



## Property Out Buildings

- 40x20 finished business office with shop space and storage
- 27x22 newly completed garage
- 17x12 storage
- 18x17 farm equipment garage
- New plumbed 20x12 greenhouse



**NAME: DE BOER, E. & J. M.    MLS: 276631**

**ADDRESS: 700 Upper Ganges Road**

**LEGAL DESCRIPTION: Plan 26169, Lot A, LD 16, Section 6, Range 2E, NSSI. PID: 002-721-653**

**PRICE: \$1,600,000**

**LISTING SALESPERSON: Rick Alexander**

**SELLING COMM: CA&BA**

**HOME PHONE: 537-5854**

**TAXES (09): \$3,967**

**TERMS: P.A.O.F., Cash**

**LOT SIZE: 10 Ac.**

**YEAR BUILT: 2004**

**PANABODE: 1970'S**

**ZONING: A1**

**ROOF: Metal**

**EXTERIOR: Log/Vinyl Siding**

**HEATING: Radiant Floor/Oil/Wood**

**FIREPLACE: Living Room**

**WOODSTOVE: Panabode**

**WATER: Drilled Well**

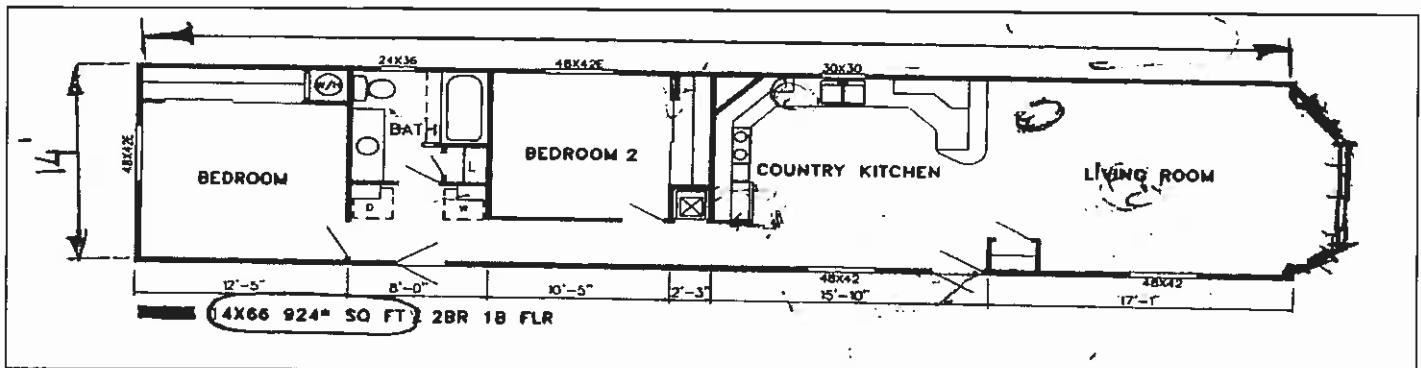
**WASTE: Septic**

**LEVELS: 2**

**TOTAL AREA: 4,600 Sq. Ft.**

### MANUFACTURED HOME DETAILS & LAYOUT

#### 1996 Moduline Gibraltar—Model 347



**MHR #: 077933**

**SERIAL #: 0316708**

**CSA #: 468044**

**DIMENSIONS: 66' x 14'**

**TOTAL AREA: 924 Square Feet (With Bay Window)**

**BEDROOMS: Two**

**BATHROOMS: One (+ Laundry)    HEAT: Electric Forced Air**

**WATER: Well**

**WASTE: Septic**

*The mobile has a deck and the area is landscaped with a fenced vegetable garden*

- Above information is from sources believed to be reliable but should not be relied upon without verification. Pemberton Holmes assumes no responsibility for its accuracy \*