

Property Amenities and Features:

Horse Arena Barn:

- 20,736 sqft
- 13 Horse 12'x12' Stalls
- 3 Horse 12'x24' Stalls
- 8 Shared south facing exercise runs 24'x90' separated by four strand electric fence
- Fresh water at each stall
- 16 private lockable tack closets with saddle racks
- Hot and cold shower with infrared heat
- 12'36' grain room storage
- Viewing room
- Insulated lighted storage room with stairwell to second floor
- Second floor viewing balcony with room for arena office
- Bose sound system over arena
- New footing in a 72'x202' full size dressage arena
- Fully screened and lighted
- Overhead arena watering system
- Arena barn includes public incinerator toilet room
- New gutters

Pasture Accommodations:

- Pasture corral with 12'x36' covered shed
- 1 fenced turnout (electric fence) approximately 100'x100' with 12'x12' covered shed
- Turnout areas with potable water

Small Barn:

- 60'x48' barn
- 7 stalls
- 2 stalls with runs
- 48'x60' hay equipment storage
- 12'x24' concrete covered manure bunker storage
- Small office space
- New gutters

Shop Building:

- 48'x48'
- Laundry area with oversized washer and dryer for blankets.
- Wall space for blanket hangers
- Sauna area

Main Home:

- 3 Bedrooms, 2 bathrooms
- 1,680 Sqft
- New roof and gutters
- New heat pump
- New east facility deck
- West facing private deck with fence enclosure
- Double fireplace with heat exchanger

Separate Living Quarters:

- Detached
- 2 Bedrooms, 2 bathrooms
- Kitchen
- Laundry area
- 1,600 Sqft

Other info:

- Zoned R-5 with potential to develop
- Entrance to compound protected by a 16' automatic gate
- 60' Round Pen
- One block from Battle Ground Lake, 350 acre state park with equestrian trails throughout, adjacent to the campground.
- Chelatchie trail from Vancouver Lake to the Gifford Pinchot National Forest runs past property

To see more photos and info,, scan the QR code below

