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REALTOR

## Innis Lake Farm, Caledon

**Location: Caledon**

**Acreage: 60 acres**

**Price: \$1,499,000.00**

A very well located horse farm in Caledon is now available. Impressive 27 stall barn, 5 stall foaling barn & 3 staff apartments. Good income potential. Training track. Extensive board paddocks. Pond. Approx. 60 picturesque acres on a very private road. 10 minutes to Caledon Equestrian Park. 20 minutes to Woodbine.

Presented by

**John Dunlap,**

Broker Of Record

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### THE MAIN/UPPER BARN

Also known as the Upper barn, this stable has 27 stalls including 3 large stallion stalls. The well laid out barn has a lunch room, washroom, tack room, wash stall with hot and cold water, viewing room, office, automatic waterers and four zone exhaust fans. The barn was built by the well-known firm, Proplan. The east side of the barn was built for broodmare loafing, but has been converted into an area for equipment and covered hay storage.

# MOFFAT DUNLAP

REAL ESTATE LIMITED

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The north side of the barn has a large room which was used for acqua therapy for horses and could easily accommodate more stalls, if desired. At the north end of the barn is an exterior stair which leads to 2 staff apartments which have been permitted. On the second floor of the barn is a 1 bedroom apartment with 3 piece bathroom and a bachelor apartment with 4 piece bath. A portion of this area of the barn could also be converted into a wonderful farm office with meeting room and private offices.

Located close to this barn is the ½ mile training track and the Cover All building which is used for breaking young horses and rehab purposes.

The farm has an extensive network of paddocks associated with each barn and most paddocks have power and water.

## LOWER BARN

The lower barn is used as a foaling barn and has 5 large stalls. One main stall has a viewing window into the viewing room.

This barn has a laundry, 2 bathrooms, office and a large 2 bedroom apartment.

Attached to the Lower Barn are a series of storage and work rooms.

## DRIVE-IN STORAGE BUILDING

Across the parking area from the Lower Barn is the 4-bay drive-in storage building. This large building was designed for tractor storage. One of the bays has now been re-configured to be a run-in for a prominent retired favored horse on the farm who has his own board paddock. There is an additional implement storage building nearby.

## OTHER INFORMATION

- Private paved drive
- Very scenic views
- Property survey by David Searles, OLS
- Opportunity to generate significant income
- Boundary survey is available