



## 126 Acre Horse Farm, Erin

**Acreage: 126 Acres**

**Price: \$2,699,000.00**

### 126 Acre Horse Farm, Erin

This well-known Erin farm spans 126 acres with a renovated and expanded century home with completely redone bathrooms and kitchen. The circa 1881 home overlooks the rolling paddock lands and is a short walk to the main stable and arena. The stable was built by Landmark and contains offices, 20 12x12' box stalls, extensive storage, wash stalls and an 80x200' heated indoor arena with Footing First fibre footing. Also on the property is an 8-stall isolation barn and a 3 bedroom apartment for staff.

### The Home

The elegant brick century home dates to 1881 and has been completely remodelled with 3 bedrooms and 2.5 baths, large eat-in kitchen, formal dining room plus an attached 2 car garage.

The west side of the home has a covered porch and a covered foyer entrance with heated slate floors.

Presented by

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## Kitchen/Breakfast Room

The large country kitchen has a long centre island with stone counters and prep sink. This large space has a breakfast area with bay window and wainscoting. The kitchen has Miele dishwasher, oven, built-in microwave oven, cooktop and stainless steel top mount refrigerator/freezer. The kitchen offers views over the property to the east and west.

## Dining Room

The large dining room has antique hardwood floors and deep window wells.

## Family Room

The family room has hardwood floors, deep trim and views over the paddocks and towards the stable.

## Mudroom

The mudroom has an exterior door plus an entrance into the garage. The mudroom has a 2 piece powder room with bead board detailing and heated floors.

## Second Floor

The master suite has walk-in closet and a renovated 4-piece bathroom with soaker tub and glass shower.

There are two additional bedrooms and renovated bathroom plus linen closet on this level.

### Additional Home Details

- Central vacuum system
- Forced air propane heating
- Water conditioning equipment
- Large storage basement with new section under kitchen which could easily become a recreation room
- 2 stairway entrances to basement
- Drilled well and septic system

## Main Barn

The well-designed main barn is home to one of Canada's top trainers. Horses trained on the farm have represented Canada at the highest level of international competition.

The stable has 20 stalls with automatic waterers, wash stall, grooming stall and a very thoughtful design.

## Stable Office

Close to main doors of stable is the stable office with pine wainscoting and south facing window.

## Tack Room & Locker Room

Heated tack room with kitchenette and pine tongue and groove walls and 18 storage lockers. Large island with sink for cleaning tack. Staff locker room with lockers and coat hooks

2 heated washrooms, 1 with a shower, pine wainscoting and easy maintenance flooring

## Feed Room & Utility Room

Large feed room with sink and central vac system for tack rooms and grooming stall

The utility room is connected to the feed room with a large garage door on the east side for feed truck deliveries. In addition, there is a large heated area for blanket drying and hanging storage. Numerous racks for drying saddle pads and laundry plus 10 large shelves for blanket storage.

## Private Tack Room

Located on west side of the stable is the private owner's tack room with west-facing window, built-in pine closets and bench.

## Second Office

At the north end of the aisle is an additional office with pot lights and pine tongue and groove walls.

## Isolation Barn

To the west of the main barn is an 8-stall isolation barn with large hay loft.

## Staff Accommodation

There is a 3 bedroom staff apartment on the farm.

## Other Stable Information

Stalls on rubber mats

Rubber mats

Heated wash stall with hot and cold water

Ventilation system for humidity control in barn

Heated main walkway to barn

Generator

Haydrator room for hay quality control

Extensive hay storage with automated loading

2 farrier bays with drive-in access

Shavings elevator to storage area (1200 bag capacity)

State-of-the-Art Manure Management System (no disposal fee)

4000 bale Hay Loft

Trunk Storage Area

Heated arena (approx. 200 x 80 ') with viewing deck, mirrored wall, 8 speaker sound system, truck and man doors to exterior

Ample client parking area

Tree-lined paved driveway

Rubberized footing in outdoor riding ring