

24 Louis Voan Rd.

(Per Seller)

- Main Home/Barn (Barndominium)
 - o 10,137 total square foot structure
 - Water/Sewer
 - County water services the homes and barn
 - Backup water can be supplied through the existing well which is also used for irrigation
 - Aerobic septic system was installed in 2018
 - Barn – 4400 SQ Ft
 - 10 horse stalls:
 - o All plumbed for water with switched outlets up high for fans
 - o 7 - 12x12 stalls
 - 5 have Dutch doors on exterior for runs (if desired)
 - o 2 - 12x14 stalls
 - o 1 - 14x16 foaling stall
 - 2 wash bays with hot/cold water
 - 14ft wide concrete aisleway with drains
 - Living Area – 3493 SQ Ft
 - 4 Bed/3.5 bath + 1 bonus room
 - Custom Shutters throughout the entire home
 - Engineered hardwoods in common areas with carpeted bedrooms
 - Kitchen
 - o Custom cabinets with tons of good storage
 - o Large island with prep sink across from the cooktop
 - o 48" KitchenAid LP Gas Cooktop
 - o KitchenAid Double Ovens
 - o 48" KitchenAid Refrigerator
 - o 15" KitchenAid Ice Maker
 - o Separate wet bar by dining area
 - o 300 bottle wine storage closet with nook for wine fridge and storage for bulk wine
 - Master Quarters
 - o Oversized bedroom with switched LP Gas fireplace and built ins
 - o His and Her custom closets
 - o Private water closet
 - o Double shower with hand wand on her side
 - o Freestanding soaking tub
- Riding Arena:
 - o 110' X 110' Pipe and cable arena with separate run area
 - Purposefully built to be able to add additional room on 2 sides if desired
 - 3 - 8' Gates with slam latches
 - 2 Attached covered 10' X 20' pens/stalls
 - Cut gates can be added easily to have 4 separate 10X10 boxes
- Guest house will be sold at no value with the sale of the property
 - o 2 Bed/1 bath with full kitchen