



## Kingsboro Equestrian

**Acreage: 74 Acres**

**Price: \$1,900,000.00**

Kingsboro Equestrian, a picturesque 74 acre farm with renovated century farm house plus a new Coach House, for guests or staff. The fully renovated equestrian complex has 19 stalls, huge steel beamed indoor arena (155 ft. x 65 ft.), board paddocks and a new outdoor sand ring. The land is rolling, with a stand of hardwood in the northwest corner. Everything is new. No expense has been spared in creating this outstanding equestrian property.

Presented by

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# MOFFAT DUNLAP

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Mowed trails meander throughout the property for riding, cross country skiing, or hiking. Long views abound. Within two minutes of Highways 50 and 9 - superb proximity to Palgrave.

Kitchen (17.1" x 17.11')

- Country kitchen
- Walk-in pantry
- Dishwasher, oven, built-in microwave, refrigerator
- Double sink
- Wainscotting

Main Floor Laundry (17.1" x 8.0")

- Laundry sink
- Ceramic floor
- New windows with roller blinds

2-piece Bathroom

Bedroom 3 (9.3" x 12.4")

- South view

Living Room (18.6" x 13.9")

- Original panelling
- Walk-out to deck
- 3 windows

Office (10.11" x 13.11")

- French doors
- Wainscotting

## Second Floor

4-piece Bathroom

Master Bedroom (16.3" x 16.4")

- Double closet
- Walk-out to balcony
- Linen closet

Bedroom 2 (16.9" x 8.6")

- 2 windows
- Closet

Other

## Stables

- Board paddock
- New sand ring

## Office (23.0" x 15.0")

- Sink
- Ceramic floor
- 2-piece en-suite
- Tongue & groove
- Cedar roof
- Laundry

## Storage Room

- Sink

## Foaling Stall (15.6" x 16.6")

- Rubber floor mats
- Wash down walls

## Foaling Stall 2 (15.0" x 15.9")

- Rubber floor mats
- Wash down alls

## Massive Hay Loft

19 stalls in total. Room to add more stalls.

## Steel Beamed Arena (155.4 x 65.0')

- 2 truck doors
- Updated lighting system
- 2 main doors
- New Plexiglas panels
- New kick boards
- Wash stalls

## Tack Room

- Sink
- Pine panelled

## Feed Room

- Tile floor

## Tractor storage area

## 3-Bay Drive Shed

## Storage Building (16.0' x 10.0')

## Stone Patio

## Coach House (40.0' x 30.0')

- 2-bay garage

- Workshop space
- 3-piece bathroom
- Laundry
- Kitchen
- 1 bedroom with double closet
- Propane heating and cooling system