



## Kingsbrook Farm

**Acreage: 100 acres**

**Price: \$4,300,000.00**

100 Acres. 44 stalls, indoor arena (85 x 200'), galloping track. Manager's house plus 3 separate living quarters. Isolation barn. Workshop. 3 ponds. Owner's private cottage with pool and tennis court.

### Owner's Cottage

Situated at the rear of the property and with its own private roadway. Cedar siding and cedar shake roof. 3 bedrooms and 2 full bathrooms. Office and living room both have fireplaces. Two piece powder room. Sun room - enclosed porch. Kitchen with eating area. Walkouts to deck and garden area. Lovely pine floors. Changing rooms. Gunite swimming pool with waterfall, designed and built by Betz Pools. Tennis court. Very deep spring fed pond, fully stocked, aeration system, dock.

### Broodmare Barn

Solid block construction with steel siding. 19 stalls (14 x 14') with raised office/observation room. Feed room. Vet examination area. Washroom. Loft storage. The stalls are 2" solid tongue and groove oak boards. Note: special air exchange ventilation system and fir and smoke detection systems.

Presented by

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## Race Horse Barn

Solid block construction with steel siding. 19 stalls (10 x 12'). Same stall siding as in Broodmare barn. Wash rack; feed room; tack room/office; Utility room. Attached 85 x 200' indoor arena with elevated, self-contained staff apartment. Same fire protection and ventilation system as Broodmare barn. Direct access to outside hot walker.

## Isolation Barn

Brick construction. 6 box stalls

## Farm Manager's Residence

2 stories. 3 bedrooms. 1 car attached garage

## Additional Details

- Over 3 miles of special paddock fencing
- Hard surface interior roads
- Galloping track - 1,480' in circumference; inside and outside guard railing
- 2 spring fed and stocked ponds in addition to the one at the cottage
- 2 permanent trailer residences
- 30 x 60' 3 bay implement shed and workshop
- approximately 20 acres of hardwood bush
- 2 deep drilled wells