

Luxury Equestrian Estate

Premier equestrian 10+ acre property fully fenced/cross-fenced with a beautifully updated residence (3 Bed, 2.5 Bath, 3596 SQFT), huge multi-bay shop, professional dressage arena, 10+ warmblood stalls, and abundant water throughout the property, all located in a private setting just minutes away from shopping and equine services.

DEFINING FEATURES

- **Completely remodeled +/- 3600 SQFT single-level home with modern, luxe finishes**
- **New +/- 1000 SQFT composite deck with LED lighting**
- **Gorgeous tree-top, territorial, mountain and city views**
- **Newer Roof, Well pump/tank, & Heat pump**
- **Complete privacy with a long circular paved driveway, custom wood/iron gates, and Centaur® fencing around property**
- **Mature landscaping with multi-zone sprinklers and automatic LED lighting**
- **Paved access to Custom +/- 22,000 SQFT Steel Clear-Span Dressage Arena/Barn with warmblood stalls, heated tack room, sprinkler system, and heated wash rack**
- **CCTV system in Arena and property accessible from home televisions and internet**
- **Large separate shop (> 3,300 SQFT) with indoor RV parking, large workshop with water and 110/220V power, and multiple bays each with separate garage doors**
- **Close-in location just minutes from shopping/dining, and +/- 25-minute drive to PDX Airport**
- **Property accessible from paved private road with minimal traffic**

PROPERTY

- **+/- 10.54 acres with a gentle slope and excellent drainage with minimal standing water**
- **Circular Private gated driveway with dual gates and driveway alarm**
- **Electric gate opener to main entrance with call feature and remote access using landline telephone**
- **Entire Property fenced & Cross fenced w/ Centaur® fencing known for durability and horse safety**
- **Five separate fenced pastures, each with separate gates, halter boxes, & fiberglass horse shelters, all with excellent drainage**
- **Mature landscaping/hardscape around home and upper yard**

- +/- 180 ft deep well with newer 25 GPM pump and pressure tank
- Multiple yard hydrants throughout the property and multizone irrigation in landscaped yard
- +/- 70' outdoor Steel Round Pen w/ Centaur® fencing

RESIDENCE

- Extensively remodeled Single Level Craftsman with open and functional floor plan
- Chef's kitchen with high end appliances, granite counters, and huge center island opening to a large great room and entertainment space
- Attached three-car garage with built-in storage cabinets
- 3 bedrooms plus separate office/den
- 2.5 bathrooms
- Underground Fiberoptic cable connected to main residence providing high-speed internet and cable entertainment
- Close circuit TV (CCTV) system with property/arena cameras all viewable from television monitors inside home or via internet using a SmartPhone; images recorded on secure DVR
- Wired Home Security system including motion sensors and glass breakage
- Custom Milgard® Wood-clad Windows
- Newer roof with 110 mph wind rating
- Wired Ceiling & In-Wall speakers throughout public rooms & deck with individual volume controls, all controlled by a central receiver and power amp with wifi capability for streaming
- 5.1-channel surround sound system for home theatre in Living Room
- Hidden "safe room" with central CCTV camera and cable distribution equipment, and ample storage
- Wired for Generator
- One wood burning and one propane fireplace

FOYER

- Pratt + Larson Italian Travertine tile
- Skylight full of natural light
- High vaulted cedar ceilings with recessed lighting
- Spacious coat closet

- Custom interior glass French Doors opening to Great Room and Dining Room, with open access to Living Room

KITCHEN

- Built-in SS Appliances including a gas stovetop, wine refrigerator, and double ovens.
- Granite Countertops
- Large Eat in Island
- Ann Sacks Tile on floors and backsplash
- Lighted upper cabinets
- Oversized refrigerator with front-door access to ice and filtered water
- Excellent entertainment flow from Kitchen to Great Room and Deck

FORMAL DINING ROOM

- Territorial and pasture views
- Wainscoting
- Recessed Perimeter lighting around raised coffered ceiling
- Direct access to Kitchen and Foyer
- Maple flooring

PRIMARY SUITE

- Gorgeous territorial views
- Bay window style sitting nook overlooking pastures
- Direct access to deck
- Stone mantled propane fireplace
- En Suite luxury bathroom with modern porcelain tile, floating two-sink vanity with custom lighting, jetted soaking tub, and separate walk-in shower
- Dual walk-in closets

GREAT ROOM

- Soaring 16 ft cedar ceilings
- Stacked Stone Wood burning fireplace.
- Maple hardwood flooring
- Direct access to deck
- Open access to Kitchen, Foyer, and Bonus Room
- Extensive wall and recessed ceiling lighting

BONUS ROOM

- Pastoral Views

- **Hidden access to separate Saferoom (+/- 6x15ft), which contains all CCTV equipment, and a large storage area**
- **Maple hardwood flooring**
- **Custom maple woodwork**

LIVING ROOM

- **Up to 12.5 ft cedar ceilings with recessed lighting**
- **5.1-channel surround sound system for home theatre**
- **Maple hardwood flooring**
- **Direct Access to Foyer**
- **Sound distribution system for house speaker system**
- **Custom lighting within built-in Entertainment Center**

BEDROOMS ONE & TWO

- **Maple hardwood flooring**
- **Natural light**
- **Spacious closets**

STUDY/OFFICE

- **Scenic views**
- **Maple hardwood flooring**
- **Fiberoptic Internet Cable terminus (Router/Modem location)**

UTILITY ROOM

- **Centrally located near bedrooms**
- **Utility sink/Counter**
- **Storage**
- **W/D**
- **Built-In Ironing Board**

GUEST BATHROOM

- **Large Vanity with Double sinks/mirrors**
- **Ann Sacks tile on walls/back splash**
- **Bathtub/shower Combo**

POWDER ROOM

- **Centrally located near Great Room & Kitchen**

GARAGE

- Three car garage extra deep
- Workbench
- Ample storage shelving & cabinets

UPPER SHOP (Separate from Residence)

- 3,344 SQFT
- 3 bays (each with separate roll-up door) in main shop area with 2 additional bays on north side of building each with extra tall roll-up doors
- RV/Horse-Trailer Parking space (47' deep) accessible using 12.5 x 15 ft roll-up door
- Workbench
- Hot water
- 110/220V power

ARENA/BARN

- +/- 22,000 SQFT covered arena/barn built into a gentle hillside just steps from the main residence
- 75 x 208' (footing dimensions) clear-span steel indoor dressage arena
- Fir tongue-and-groove used in stalls, tack room and arena kick walls
- Insulated ceiling
- Arena lighting designed to eliminate shadowed areas
- Ten +/- 12 x 17' warmblood stalls w/ rubber mats, corner feeders & automatic waterers
- Multiple CCTV cameras including a Stall camera for foaling and direct arena and aisle-way views; CCTV camera feed connected to main residence via coax cable
- Spacious temperature-controlled tack room with sink, hot/cold water, and plenty of space for saddles and tack
- Separate small Locker room
- Large *Heated* wash rack w/floor drain, LED lighting, and hot/cold water
- 2-zone Arena watering system with separate 300-gallon water tank with dedicated pump
- Front and Rear gate access to Arena
- Paved road to Arena with direct access to Front Gate

ELECTRONICS (included in sale)

- All CCTV camera equipment including Cameras, DVR, Modulator, Monitor, Control Panels, etc.
- All Home Theater and Music System equipment including a new Denon 2-zone AV Receiver, separate power-amp (for house speakers), and speaker selector.
- All speakers required for the 5.1-channel home theatre surround system including built-in front/rear speakers in Living Room, a central speaker (located in entertainment center above television), and a wireless subwoofer. System can be easily expanded to include 11.1 surround system.
- All Televisions/Monitors attached to walls

DOCUMENTATION

A detailed description and full documentation (including all Manuals) has been prepared for the following systems:

- CCTV/Cable
- Sound System
- Arena Sprinklers
- Automatic Main Gate & Landscape Lighting
- Security & Driveway Alarms

Manuals and other documentation for all appliances, HVAC, etc., are also provided.