

For Sale

# 30 acre Boarding and Training Facility

13406 Cameron Rd. Manor Texas 789653

Kristina Hayes, Agent

Cell : 512-590-2039 Office: 512-276-3871





## Location

# 13406 Cameron Rd. Manor Texas 78653

Located 12 miles  
Northeast of Downtown  
Austin and 15 miles from  
ABIA this property is  
perfect for an Equine  
Veterinary Facility,  
Equine Event Center or  
your very own Personal  
Boarding & Training  
facility.

This property has it all.  
location, house, 4 barns,  
2 apartments, office and  
more.



**\$1,799,000.00**

★ DWYER REALTY ★  
— COMPANIES —

Kristina Hayes, Agent Cell: 512-590-2039 [Kristina@khcre.com](mailto:Kristina@khcre.com)



# Victorian Home Information

- Home: 2188 sf Residence plus 2 Car Garage (3/2/2) Remodeled in 2016



2<sup>nd</sup> story wrap around porch to watch the sunset and horses!

Large Master Bedroom and bath.

Nicely appointed kitchen with open floor plan for easy entertaining.

Beautiful wood floors, new carpet and paint throughout.

Foundation Repair with Warranty!



★ DWYER REALTY ★  
COMPANIES



# Barns and other Improvements

- 4 Main Barns

- **Barn 1:** **9232 sf.** Metal roof, 20+ steel front 12'x12' stalls with 12'x20' outdoor runs, Tack Room, 20 - 3'x3' individual tack cabinets for boarders, 4 tack stalls, hay and feed Storage
- **Barn 2:** 7681 sf. Metal roof, with 20+ steel front 12'x12' stalls with 20 large runs. Tack Room, 4 tack stalls, additional storage for boarders saddles and tack, hay and feed storage
- **Barn 3:** 3210 sf. 8 stall barn, 4 horse wash bay with lighting, **715 sf. Apartment** with large patio.
- **Barn 4:** 15+ 12'x12' steel front stalls, large tack room, additional boarder tack/locker room with over 20 – 3'x3'x3' personal tack lockers, 4 tack bays, wash bay, large store room and **915sf 3/2 Apartment**



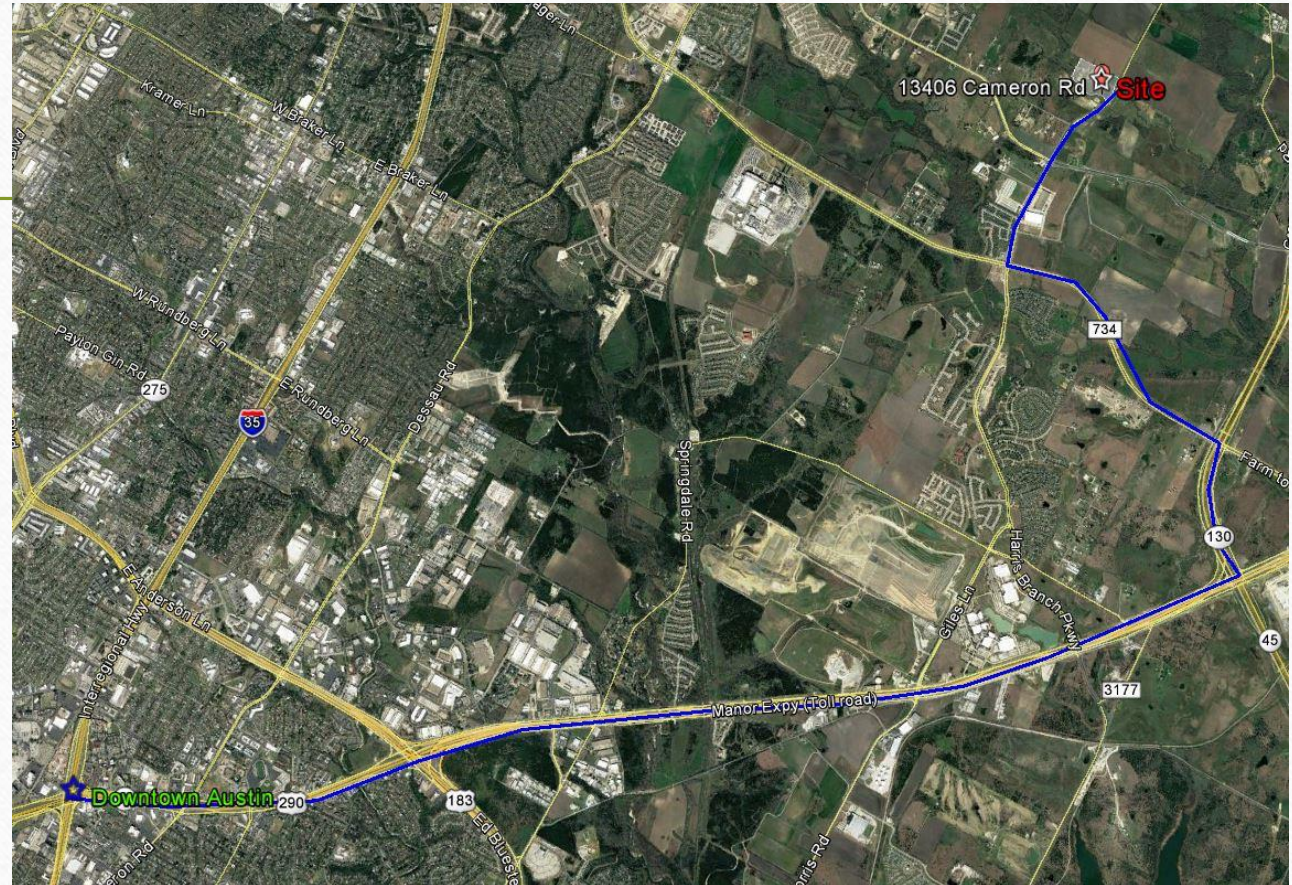
# Barn Photo's





# Additional Features

- 1638 sf. Office with men's and women's bathrooms, meeting space and mini kitchen.
- 60' Round Pen
- 17 horse turnouts Hay Barn/ Storage
- 10 minutes to all Shopping
- Lots of area to add turn outs
- All arenas have lighting
- bleachers at both arenas for spectators



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