

4038 Burg Street Features: 26.15 Acres located in a lovely neighborhood with many Granville Township Green Space areas, within 4 miles of Granville schools and Village. CAUV Taxes.

Parcel no: 019-042768-01.001 6.08 Acres
019-042150-00.003 20.07 Acres

Maple Leaf Equestrian Centre, Ltd.

20m x 40m indoor riding arena (70' x 143'), clear span ceiling, many windows, Orion lights, footing treated so NO watering required! (Sound system available)

Can be heated with FREE gas (on site gas well produces income)

Large outdoor, lighted sand arena that will accommodate 20m x 60m dressage ring or stadium jumping

10 12 x12 stalls, each with private paddock. Most have direct access to field turnout. Adjustable for Foaling.

Some cross country jumps

Wash stall, hot and cold water

Heated feed/tack room with private tack lockers, sink with hot and cold water

Second story viewing lounge

Large, insulated storage rooms

Ground floor, attached hay, bedding, equipment barn (could be converted to more stalls)

Separate building used to park horse trailers, tractors, trucks, golf carts

5 run in shelters in pastures (3 have feed/tack rooms)

4 rail perimeter fencing and cross fencing, with additional electric rope cross fencing (easily rearranged)

Established hay field

Trails

Wooded ravine, creek

4038 Burg Street, Granville, continued

House

Multi level, bright natural light throughout

Inviting Outdoor Living area with 20 x 40 pool, pergola, several seating areas, gas fireplace, BBQ

New roof May 2014

New Furnace, A/C 2013, in-line water heater 2012

Gas log fireplace within floor to ceiling neutral brick in Living Room

2 main floor master bedrooms: one with gas fireplace and 5 pc bath including jet tub, one with 3 pc bath including double jacuzzi. Both have 2 closets, walkouts to pool and overlook equestrian facilities

2 bedrooms upstairs with 4 pc bath, den and loft area overlooking living room and entry.

large, bright custom oak kitchen, built in china cabinet, corian counters, sunny atrium, walk in pantry

Pool and home heated with FREE gas from income producing, on site gas well

Spacious family/exercise room with walk out to pool, pool table room

Spacious, bright, "mud room" with sink, fridge and walk out to pool

Laundry is downstairs with separate storage area

Garage

Porch overlooking outdoor riding arena with ceiling fan, BBQ and rocking chairs

3 bay garage (middle bay for Full size 1 ton 4 door 4 x 4 truck)

Full bath

Laundry to serve barn and pool

Separate work shop/tool room/storage

Easy access attic