**PREMIUM FEATURES OF THE BARN AND THE APARTMENT**

**THE BARN**:

1. The barn is a free-standing 4,800 sq.ft. all-steel building constructed in 2006 in accordance with all applicable building codes and standards then applicable and inspected to be in full compliance therewith
2. The barn is aligned longwise North/South for maximum breeze ventilation
3. With the exception of the barn’s support columns being welded to their applicable foot plates, the entire barn is bolted together
4. The dimensions of the barn:

Length: 120’; width: 40’; eave height: 16’; apex height: 23’

Horse stalls: 10 stalls, 12’ x 12’ each

Tack room: 24’ x 12’ with 2 windows, a concrete floor, a wash sink, electrical outlets and

ample storage space

Concrete center aisle: 120’ long x 16’ wide with sloping concrete ramps 16’ wide on both ends

of barn

Apartment: 84’ x 12’

1. Horse stalls:

Each stall has a sliding steel door and either a sand floor or a rubber-matted floor

Each stall has either an opening steel window or an opening steel window and a steel half-door

The interior and exterior walls of each stall is covered in tongue-and-groove wood which has

been both color-stained and then coated with marine varnish

Each stall has an interior outward-hinged feed tray/hay rack and an attachment for a water

bucket

Four (4) sets of 12’ x 12’ stalls can be easily converted to 12’ x 24’ foaling stalls

1. Tack room:

The tack room has a sliding steel door, 2 windows, a concrete floor, a wash sink, electrical

outlets, custom cabinetry and ample storage space

1. Overhead storage space:

Overhead properly stressed weight-bearing storage space is provided over the apartment and

over the tack room

1. Exterior doors:

Steel sliding doors at each end: 12’ high x 16’ wide (split 12’ high x 8’ wide)

Steel commercial-grade roll-up door at center 12’ high x 12’ wide with sloping concrete ramp

12’ wide

**THE APARTMENT**:

1. In addition to having the barn’s steel framing, the apartment is completely stick-framed and

completely insulated between the barn framing and the stick-framing

1. The apartment contains 2 bedrooms, 2 complete baths, 2 living rooms and a complete kitchen
2. The apartment is zoned and centrally air conditioned and heated by two (2) 2 ½ ton units
3. All appliances, fixtures and materials are premium grade
4. All windows are premium Andersen solar grade
5. Inside the barn, the exterior wall of the apartment is Hardie-board
6. 9’ ceilings throughout
7. Custom cabinetry throughout
8. Super high speed DSL in place
9. Wireless internet in place
10. Complete alarm system with 24/7 monitoring in place, including wireless smoke detectors and

wireless carbon monoxide detectors

**ELECTRICAL SERVICE**:

1. Electrical service is supplied separately to the barn and the apartment via separate 200 amp

panels (total 400 amps) with two (2) propane-powered backup generators (16kw and 7kw)

1. The barn has both 120v and 220v service.
2. The apartment has 120v service
3. The barn is illuminated by floodlights on all exterior sides.
4. The barn interior is illuminated by nine (9) high intensity commercial lights