



# EQUINE HOMES®

## REAL ESTATE PROFESSIONALS



### CHARMING 3-STALL HORSE PROPERTY NORFOLK, MA

This 2.3 acre property is within walking distance to the commuter rail and is graced with a four-bedroom, two-bath Cape Cod style home, a three-stall barn, paddock, riding arena and has direct access to riding trails.

The 1st floor of the home includes a kitchen, dining room, living room, bedroom and full bath. The kitchen has a tile floor, ample space for a small table & chairs, a big window that provides lots of natural light and newer appliances. The living room runs the width of the home with an expansive window overlooking the backyard & barn and has a brick fireplace. The 12 over 12 windows, built-in cabinets and oak floor throughout the first floor, adds warmth & charm. The 2<sup>nd</sup> includes three bedrooms and a full bath. Half of the basement consists of a finished family room with lots of natural light and built-in cabinets. The other half of has loads of built-in shelves, washer & dryer and has a walk-out door to the backyard & barn.

The 3-stall barn includes a wide aisle which is ideal for brushing & tacking up your horse and a good size loft that fits up to 4 tons of hay. Two of the stalls have direct turnout into their own paddock space. The riding arena has good footing and doubles as additional turnout. If you're in need of more grass turnout, there is an open & level grassy area that can be fenced! If you enjoy trail riding, you'll enjoy accessing the power lines from a trail in your own backyard!

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