

4647 E Holt Rd, Webberville MI 48892



Presented By

Nichole Freitag McCaig | Luxury & Equestrian Property Specialist

Features & Amenities

additional info at visiblehomes.com/4647holt

INTERIOR HOUSE FEATURES

- 1,734 sq ft
- 440 sq ft Unfinished Upper Level Bonus Room w/ Spray Foam Insulation
- Addition in 2015 w/ Complete Renovation of Interior and Exterior
- Knotty Pine Walls and Ceilings Throughout
- Custom Distressed Hickory Flooring
- Slate Flooring
- Vaulted and Cathedral Ceilings w/ Skylights
- Master Bedroom w/ His and Hers Closets
- Great Room w/ Gas Fireplace
- Chef's Kitchen Includes:
 - Chiseled Edge Granite Countertops
 - Stainless Steel Appliances
 - Countertop Seating
 - Dining Area
- Full Bathroom Includes:
 - Jetted Tub
 - Tiled Shower
 - Chiseled Edge Granite Countertops
- Study / Den
- 1st Floor Laundry w/ Chiseled Edge Granite and Heated Floors
- Pantry
- Half Bath
- Attached 2-Car Garage
- Spray Foam Insulation Throughout
- 2015 New Water Softener
- 2015 New 75 Gallon Well Pressure Tank
- 2015 New Dual Panels w/ 200amp Service
- High Efficiency Gas Forced Air Furnace
- Wired and Plumbed For Gas Generator - 200amp Generac Transfer Switch Installed
- Monitored Security and Fire Alarm System

EXTERIOR HOUSE FEATURES

- Hardie Board Exterior
- Custom Stone Work on House and Porch
- 10'x18' Covered Front Porch w/ Trek Railing
- 12'x18' Trek Deck and Rails
- Extensive Landscaping
- 2015 New Sprinkler System

LOCATION

- Leroy Township
- Webberville Mailing
- Webberville Schools
- Ingham County









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HORSE BARN FEATURES

- 110'x160' (Including Indoor Arena)
- 19 Matted 10'x12' Stalls
- 2 Large Grooming Stalls
 - 11'x15' Double
 - 11'x7' Single
- 11'x7' Wash Rack w/ Hot Water
- 2 Heated Tack Rooms w/ Push Button Locks
- 19 Lockers
- 24'x11' Open Feed Storage Area
- Cement Aisles w/ 6 Ceiling Fans
- 150 Amp Service
- Sheet Metal Ceiling w/ 12" Blown-In Insulation
- 2"x6" Pine Tongue and Groove Interior Walls w/ 1-1/2" Styrofoam Insulation.
- Upper Fascia and Gables w/ 6" Spray Foam Insulation
- Monitored Security and Fire Alarm System
- 7 Color and Night Vision Video Cameras Covering Barn, Arena and Property
- Monitored Security Alarm and Fire System
- Barn Front Includes:
 - Dusk to Dawn LED Lights
 - Extensive Landscaping w/ Perennials and Annuals
 - Sprinkler System

OBSERVATION ROOM FEATURES

- New in 2014
- Heated
- Knotty Pine Walls and Ceiling
- Ceramic Floors
- Bar Top with Stools
- Bathroom with Granite Countertop
- Ceiling Fans
- Cleaning Supply Closet
- Wash Sink
- Electric Hot Water Tank
- 60 Amp Service

INDOOR ARENA FEATURES

- 60'x150'
- 2NS Footing and Mag Flake Dust Control
- Arena Rail Viewing Area w/ Custom Bark Design

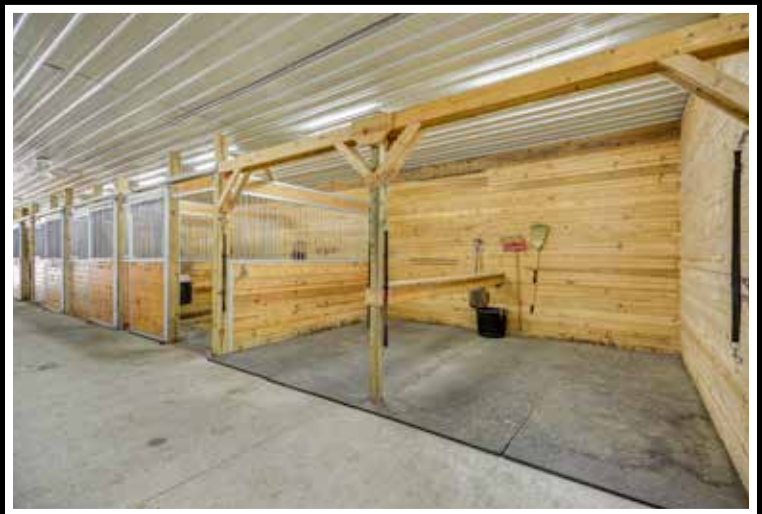
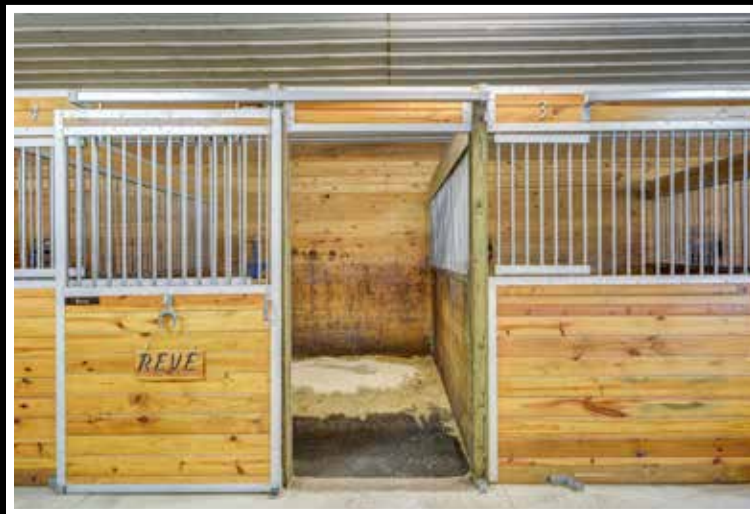
OUTDOOR ARENA FEATURES

- 110' x 210'
- Engineered Slag Base
- 2NS Footing
- Sprinkler System in 2015
- Graded Landscape Around Arena Allowing for Quick Drainage

PROPERTY FEATURES

- 27.3 Acres
- 16 Pastures
- 1 Rehab Paddock
- 5 Run-In Sheds
- Round Bale Feeder with Roof
- Approx 6,500' of Black Three Board Oak Fencing with Hot Wire
- All Fencing Less Than 3 Years Old
- Water and Electric to all Pastures
- Crushed Asphalt Driveway, Parking Lot, and Barn Area
- Hay Fields Produce 1,200-1,600 Bales of Grass and Alfalfa Mix Annually
- Natural Gas Available
- Kalamink Creek Runs Along Entire East Property Line

Information believed to be accurate but not guaranteed













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