

**Warwick Equestrian Center
339 – 345 Jessup Road
Florida, NY 10921**

ARENA COMPLEX

200 X 80 Indoor arena with Equation footing & halogen lighting; second story viewing room & bathroom
15 stalls attached (2 adapt for birthing)
2 Wash stalls
2 Grooming stalls
Tack & feed rooms
Bathroom
Full hay loft
Building is wired for an extensive sound system suitable for indoor & outdoor shows
Courtyard has 6 'Florida' style stalls

Adjacent outdoor riding arena is 120 x 230 with sand footing

LOWER BARN

11 stalls
Wash stall
Feed & laundry rooms
Apartment for farm labor
Attached shed row has 2 equipment bays & 3 storage bays
Entry to service barn for equipment on one side & spacious run-ins on the other side

EXTERIOR FEATURES

11 Grass paddocks (10 have electric service), many have run-in sheds
Round pen
Pond
Storage trailer with racks for jump storage

OWNERS' RESIDENCE

Bright, open family room – kitchen – great room with fireplace
Master suite with master bath & huge walk-in closet/dressing room
Guest bedroom with full bath ensuite
Jack n Jill bedrooms share a full bath
Powder room
Laundry room
Three car garage with storage
Partially finished basement
Central air, oil fuel

Additional income from a 4-unit building with the Manager's apartment & 3 rentals

Four wells & four septic systems service the property