Bonestroo notes

Public remarks

Horse Heaven! Beautiful home w/ nice horse facilities on 12.84 acres with loads of USFS around it for some of the prettiest horse riding in the hills – especially in Layton Canyon with its amazing canyon walls. This Lovely Country Home has been completely updated and remodeled with a covered porch enclosed on three sides for the ultimate in spaces to relax and enjoy the beauty of the area and wonderful wildlife watching. Dream kitchen with new GE Professional appliances, two-toned hickory cabinets, and granite countertops! 3 bright spacious bedrooms/2 ½ baths with a bonus room at top of stairs that could be study/office/craft room. Includes a new hot tub on the private back deck area off master bedroom to soak in. Large 50x60 horse barn – inside stalls and some outside stalls/runs, automatic waterers. There is a fun Party Patio with bonfire pit and outdoor kitchen area by the barn for the best parties ever! Several round pens and extra outbuildings. No covenants here, so could be run as a HORSE HOTEL! A wonderful place to hang your heart~

Addendum –

Great opportunity! Lots of room for trailers/campers – 2 30 amp hookups already in place. Miles of USFS to explore on horse, foot, or four wheelers! Water is a precious commodity in this area with many neighbors hauling water. This property has a shared well with two other homes (3day rotation). There is an 800 gall cistern under home. This owner added two cisterns - 2500 gall one in pasture and 1500 gall one just for the Barn - so you never have to worry about running out of water! Owner replaced all the flooring, bathroom fixtures, kitchen fixtures; and bought all new kitchen appliances, washer, dryer, chest freezer, hot tub and the list goes on. Owner did not intend to sell. There is an extra garage 14x14 with dog kennel built onto the back.

Agent to agent remarks

Listing agent to be present at all showings so please plan ahead. Faith lewis 606-863-0725

https://youtu.be/CHKp83MYrp4