



# MISTY HOLLOW EQUESTRIAN FACILITY

Cottage Lake, Washington

35,000 Sq Ft

Primary Dwelling and Accessory Dwelling

\$6,900,000



**ESTATE** PROPERTIES  
VINEYARDS + COUNTRY LIVING

A DIVISION OF BERKSHIRE HATHAWAY HOMESERVICES NORTHWEST REAL ESTATE

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Brett A. Veatch  
Regional Director  
Licensed in OR/WA/ID  
503.708.4663  
bveatch@bhhsnw.com



**ESTATE** PROPERTIES  
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*"Land isn't merely soil underfoot- it grows more than crops. Land nourishes the years of our youth; its harvests sustain the summers and autumns of our life; and it provides shelter against the winters ahead. Land is our legacy to the future."*

- Brett Veatch



[www.agriinvestmentservices.com](http://www.agriinvestmentservices.com)



503.212.2735



[info@agisg.com](mailto:info@agisg.com)



Agri-Investment Services Real Estate



# SUMMARY

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Scan the QR code to the  
right to see the video:



Welcome to Misty Hollow Farms - a top-tier, income producing equestrian facility. Located in Cottage Lake - just minutes from the Northwest's premier technology companies and a short drive into downtown Seattle. Set at the end of a private, paved lane, Misty Hollow is surrounded by large residential estates. Privacy, security and seclusion define this beautiful farm property. Misty Hollow was developed in 2014 through a collaboration with the King Conservation District, working together to protect and enhance the local environment.

At its centerpiece this property features a 138 x 256-foot barn, encompassing more than 35,000 square feet. This fully enclosed building houses both the stables and arena. Situated in the middle of the farm property, it benefits from the farm's comprehensive, fully engineered drainage system. This system ensures mud-free paddocks and properly drained pastures and roadways while containing surface run-off and protecting the underlying aquifer. Inside, the cozy fireplace welcomes you to a well-appointed lobby, viewing area, functional office and kitchenette. The locker room is equipped with 31 custom hard maple upright lockers and a bathroom, offering convenience and style.

The 31-stall stable is a haven for horses and riders alike, featuring rubber-matted aisles and cross ties, a fully enclosed EquiVibe station, two hot/cold wash racks, two oversized vet and farrier cross tie bays, and an infrared therapy solarium. Additional amenities include a spacious tack room, a crow's nest viewing area, remote monitoring and sound system, and a 200 x 100 ft fully enclosed riding arena with specialized footing for the hunter/jumper discipline. In addition, Misty Hollow boasts space for outdoor riding, a 4-horse Odyssey Exerciser, ample hay and shaving storage, a commercial-sized Earth Flow stall-waste composter, as well as multiple outbuildings to support the operation.

The spacious primary dwelling was designed for versatility, featuring upstairs and downstairs living area with individual entrances, perfect for a variety of living arrangements. In addition to the primary dwelling, there is a separate, fully permitted accessory dwelling unit offering 1,000 square feet of finely-crafted, yet comfortable living space.

This facility is offered for sale by its original owner and developer. The property and improvements were custom crafted to spare no expense in practicality while treading lightly on the earth. Designed to operate efficiently and profitably, its core businesses have been: boarding and training; horse sales and commissions; and show services and equine transportation. This represents a rare opportunity to acquire a high-quality, properly designed equestrian agribusiness facility in the Eastside's tech corridor at a price significantly below today's replacement cost. It would likely be difficult, if not impossible, to replicate this facility in this area given the constraints of land scarcity and land use regulation.



# MAPS

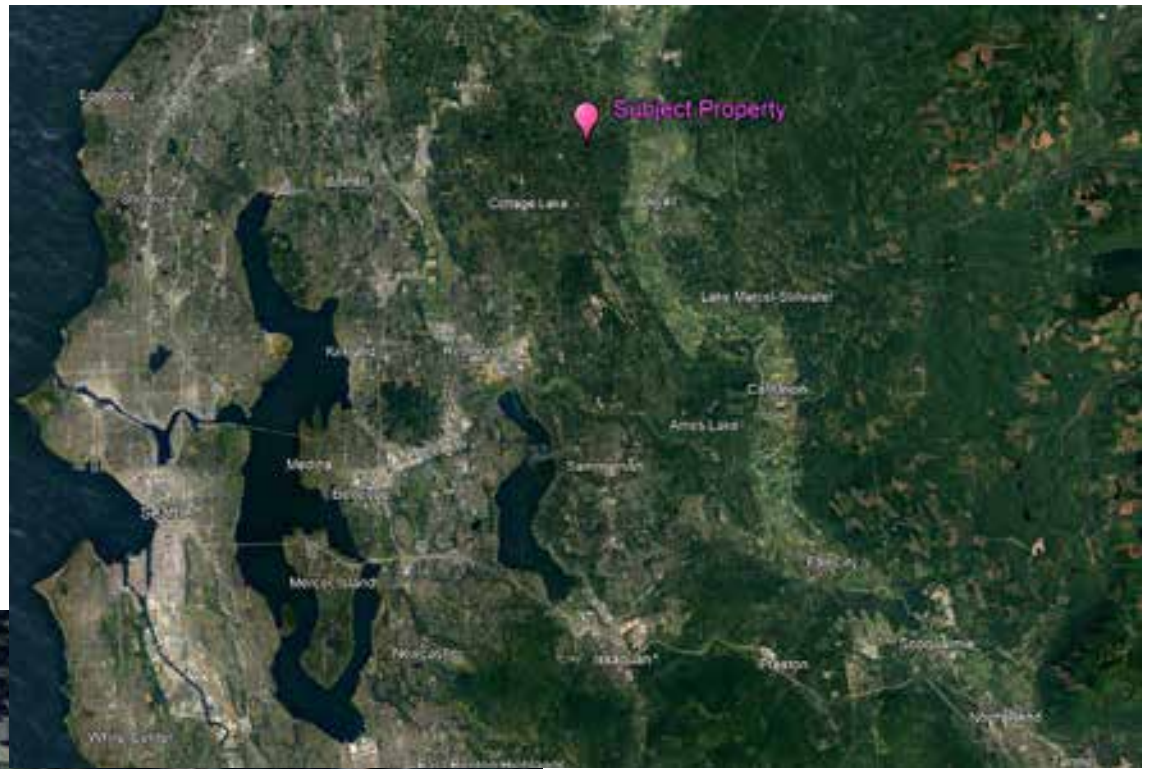


Aerial View and Zoning Maps



## Driving Distances

Redmond, WA	20 min
Seattle, WA	38 min
SeaTac Airport	54 min
Vancouver, B.C.	2 hr 40 min



## Location Maps

# PHOTOGRAPHY































# AMENITIES

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## WHOLE BARN

Dimensions 138' x 256- Total SQ Footage (35,323 Sq. Ft.)

Speakers in lobby, crows nest and arena

All metal roof and siding

Complete insulated roof

Sonos WiFi sound system

Shure Professional Announcement system with microphone head set

Lutron Casita lighting system with WiFi controlled schedules (office, lobby, aisle)

Generac 25KW Water cooled back up generator

WaterBoss iron filter - removes iron from water

Q-See QT View camera security system throughout

Commercial grade gutters on entire barn with drainage to storm water collection system

## FRONT OF BARN

Honeywell controlled Front porch lighting with timer

Corner security lights

Front VOLT lighting for entry pathway

Large front aisle door with aisle guard

2 large covered parking/storage bays (12'x26')

Snow stops on roof

2 water hydrants

## OFFICE

3 custom fabricated desks

1 custom tall cabinet

2 large locking filing cabinets

1 compact Vissani fridge/freezer

1 entry door to arena

Samsung Wall Mounted television for security system

Controls for sound system

Quick lock key pad entry door

Lutron Casita controlled lights

Durall Epoxy cement flooring

### LOBBY

Thermostatic controlled gas fire place

Lutron Casita controlled lights

GE microwave

U-Line compact fridge

Ample kitchenette storage

31 custom made hard maple upright lockers- 29 equipped with bridle and saddle racks

Custom fabricated tables with viewing area

Panasonic wall-mounted television

Powder room

Full length mirror in locker room

Access to both barn and office

Quick-lock keypad front door

1 Q-See camera

1 easy access and up-to date fire extinguisher

Durall Epoxy cement flooring

### TACK ROOM

237 sq foot heated tack room

Speed Queen commercial stacked washer and gas dryer

Gas water heater

Commercial stainless steel sink/counter combo

Commercial stainless steel shelving

Ample storage

Quick-lock keypad locking entry

Easy access to "hot-wire" box and electrical panel

Outdoor security light switch

1 easy access and up-to date fire extinguisher

Durall Epoxy cement flooring

## BARN AISLE

Fully rubber matted aisle (256'X12')

17 aisle sky lights for natural lighting

6 Water hydrants

6 Aisle drains that drain into sanitary sewer system (OSS)

New LED Aisle lights

Aisle lights controlled by Lutron system

4 (14'x7'1/2") rubber matted cross ties with timer LED lighting with ability to add gas heaters

31 stalls with custom blanket lockers and powder coated stall fronts

3 oversized (14'X14')

26 rubber matted (14'x12') stalls

17 stalls with open window

11 inside aisle stalls

1 Fully enclosed 12'x12' Equivibe stall

Secure storage stall with concrete floor

2 rubber matted Hot/Cold wash racks (14'x9'). Drains connect to septic

2 oversized vet and farrier cross-tie bays.

Bay 1 (12'x12')

Bay 2 (12'x14')

Bay 2 equipped with Drimee Sirocco Infrared Therapy Solarium With Heating & Cooling

Powder room with auto lighting

Easy access and up-to date fire extinguishers

3 large double sliding doors (North/South have gate guards, west opens to paddocks)

Custom viewing bar for arena

Q-See security cameras

## CROWS NEST

325 sq ft upstairs viewing area

LED lighting

Vinyl plank flooring

Custom viewing bar

Plumbed with gas line

Speakers for sound system

## ARENA

(200'x 100') Fully enclosed riding arena

34 sky lights for ample natural lighting

2 Gables

4 large windows with sliding locking doors

Entry points from all four sides

Entry door to office

Geo textile footing(felt), sand and MAG footing (4" top footing above 4" compacted gravel)

MAG yearly to maintain moisture level (keeps dust down and eliminates freezing in the winter)

High efficient florescent lighting throughout

Speakers throughout for sound system

Q-See security cameras

Full jump course available for purchase

Additional felt available for purchase

## STORAGE ROOM 1

(26'x24') enclosed

Open access to barn

LED lighting

Locking man door with access to back of barn

Durall Epoxy cement flooring

Q-See security camera

## STORAGE ROOM 2

(26'x24') enclosed

Oversized man door

LED lighting

## WEST SIDE OF BARN

5 (25' X 50') Centaur fenced mud-free electric paddocks engineered with French drains to eliminate all mud. Completely mud-free year around.

Security lighting

Swing arm to block off front entrance

Paddocks backed up to hill side with tree line for privacy

Q-See security cameras

6 drain clean-out ports

### BACK(SOUTH) OF BARN

4-horse Odyssey Horse exerciser with Centaur fencing

Footing: gravel with rubber grid and topped with hog fuel footing

Elevated for draining- slight inclined hill to access for horse exercise

2 (26' X 38') mud-free paddocks with Centaur electric fencing

Security lighting

4 large bays

Bay 1 - 26'x12' - Manure removal

Bay 2 - 26'x12' - Trailer storage

Bay 3 - 26'x14' - Large door into arena for easy efficient access to drag/maintain arena

Bay 4 - 26'x12' - Storage for 30+ yards of shavings

LED lighting in all bays

Snow stops complete length of south end of barn

Q-See security cameras

1 water hydrant

1 storm water drain

### ACCESSORY DWELLING UNIT

1000 total sq foot living space

Full kitchen

Viking gas stove

Asko Dishwasher

Powder room

Maytag Washer and Gas Dryer

Master with en-suite bathroom

Forced-air central heating and cooling

Rinnai once-through gas water heater

### SHOP-

56' x 70' total space including composter and storage

2 enclosed garages

RV Height - 14' high, 14' wide with double roll up doors

Standard Height - 10' tall, 12' wide with single roll up

Heated Utility bathroom with stainless steel sink and Washer/Gas-dryer hook ups

Fire/Sprinkler system serving ADU

Ample metal-shelf storage system

H.C. Water-gas water heater

Firewall - 2xx drywall, insulated

LED lighting

Full snow stops around perimeter of roof

Security lighting

230v single-phase power

### BACK OF SHOP

RV Hook up with sanitary sewer system and 50amp electric service

1 water hydrant

Ample trailer parking/storage

Security lighting

Access to upper pasture

### EAST SIDE OF SHOP

1 water hydrant

Green Mountain Composter with attached drying room - full specs available - with separate gas furnace for heat supply

Hay loft with storage up to 15 tons of hay

OSHA approved ladder with hay slide

Security lighting

2 large storage bays

## MAIN HOUSE - 3 Levels

Designed as adaptable to different living situations

Utilities metered separately from barn and shop - PSE(electricity/gas), internet (xfinity)

VOLT professional landscape lighting

Central forced air gas furnace

Water boss filter system

Secure upper deck

Quiet Drive Insulated garage door

### •1st level

Den

Full guest bath

3 storage closets (by guest bathroom, mudroom/laundry room and front door)

Full Kitchen

Forno Gas Stove

LG refrigerator

Whirlpool dishwasher and microwave

Custom cabinets

Granite counter tops

Large pantry.

Large living room and dining area with gas fire place

Laundry/Mud Room with LG Washer and gas Dryer

Primary bedroom

En-suite bathroom

Soaking tub

Glass-enclosed shower

Gas fireplace

Spacious closet with custom shelving

### •2nd story/finished attic with carpeted bonus room

### •Basement features as follows:

Stacked washer and gas dryer with own laundry room and two large storage closets

Wet bar with fridge and dishwasher

2 full bedrooms- separated from master suite

1 full bath- separated from master suite

Master bedroom with en-suite bathroom, soaking tub, glass enclosed shower and extra large walk-in closet



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Agri-Investment Services Real Estate