

Features List

30404 44th Ave NW Stanwood Wa 98292

Residence Features:

Main floor Primary Suite with ensuite:

- **Full bath**
- **Steam room**
- **Gas fireplace**
- **Private patio**
- **Gym with additional private patio**
- **Private 2nd floor balcony off Office**
- **Ensuite balcony off west wing Bedrooms**
- **2-Story Stone Fireplace**
- **Covered outdoor wood fireplace**
- **Radiant heat throughout house and garage**
- **Solarium**
- **60' x 100' Fenced sport court with full size Basketball and Tennis**
- **20' x 35' inground heated pool with water slide, diving board, waterfall and automatic cover**
- **Heated Pool House with ½ bath**
- **6 person Hot Tub**
- **2-Story Indoor slide**
- **New Interior paint and lighting throughout entire home.**
- **Automatic Generator for Residence and Pump house to maintain full service and water in case of an outage.**

Equestrian Features:

Facility features 4 equestrian buildings, covered arena, grass riding field, track system, all weather hill climb and forested trails with varied terrain for cross training. 2021-2023 renovation upgraded hoofgrid throughout, new roads, turnouts, pastures, fencing, arena footing, grass riding field, hill climb and more.

- **3 Barns**
 - **Stall Barn - 14 stall steel barn – 40' x 80'**
 - **12x12 matted stalls with attached runs**
 - **6 oversize runs and 2 rehab size runs**
 - **4 runs with sand**
 - **4 runs with pea gravel**
- **Attached Timber Barn – 30' x 50 ft**
 - **Matted extra large cross ties and indoor heated wash rack**
 - **Heated Tack room with 14 lockers**
 - **Heated blanket room**
 - **Heated Feed Room**
 - **Insulated**
- **Steel Barn 30'x 60'**
 - **Insulated**
 - **4 Bays including laundry room and dry storage loft**
 - **Shop**
 - **Hay Storage**
 - **Concrete Floors**
 - **Attached outdoor cross ties and washrack**
 - **Heated bathroom**
 - **50 amp RV hookup with water and septic**

- **Covered Arena**
 - **78' x 200'**
 - **LED Lighting**
 - **Premier GGT Footing**
 - **Audio System**
 - **Attached heated Viewing Room with pellet stove, refrigerator, and attached decks**
 - **3 Entrances including attached grass pasture**
- **Grass Jump Field**
- **Hill Climb**
- **Trails**
 - **Varied flat, rolling, and hill terrain for cross training**
- **8 Turnouts/Pastures with 4 rail Buckley fencing and hydrants throughout:**
 - **5 All weather Sand Turnouts with hoofgrid**
 - **40' x 70'**
 - **(2) 40' x 40'**
 - **(2) 30' x 40' *suitable for rehab**
 - **3 Large Pastures**
 - **80' x 180' with direct access from sand turnouts and subdividable with two separate 3 separate entrances**
 - **Grass with hoofgrid**
 - **90' x 160' with native grass, shaded with mature trees and direct access from arena with tractor gates on north and south**
 - **70' x 167' with native grass subdividable with direct access to track system.**