

# A Horse Lover's Dream!!

Farmette Close to NRV Mall in Vicker Heights subdivision off of Pepper's Ferry Road  
Close-in fantastic location - within "on-call" distance to VMRCVM/VaTech Campus

Barn was designed and built in 2008 by a Vet Student/Horse Show Competitor featuring: wood framing with metal siding and roof; six 12x12 stalls each with stall mats, individual ceiling fans, windows with bars, electrical outlets, hay racks, and sliding stall doors; a well-lit, large dirt (12x48) center aisle; large (16x12) feed/tack room with counters, cabinets and a sink (hot and cold running water); large (9x12) concrete floor hot/cold water wash stall with skylight; sliding double doors on both ends of the barn. Removable wall between two stalls to make a foaling stall. Interior walls feature 2" x 6" tongue-in-groove boards with bars above. Huge loft with access from both ends and a ladder from the aisle. Board fencing throughout entire property. Rough cut oak upper pastures and in the back yard (secured with wire for dogs). Level riding arena (lights need to be re-wired). 3.175 rolling acres divided into 4 sections - 2 large grass pastures and two smaller paddocks. Two frost proof hydrants in the barn and automatic water (needs work) in upper pasture. Separate electrical meter with underground wiring.

Built in 2007, the house has amazing pastoral views and features 3 levels, 4 bedrooms, 3 1/2 baths, including an apartment/mother-in-law suite with a private walk-out entrance through French doors to a brick patio. Covered veranda the length of the house (4 feet deep) and a huge 12 x 24 foot deck overlooking the riding arena and barn. Large separate fenced yard for dogs. Master suite on main level features large bathroom with double sinks, soaker tub, and large walk-in closet. Large (13 x 20.5) eat-in kitchen. Ceiling fans in LR, K, MBR, BR2, BR3, and apartment.

Apartment features a large bedroom (12.5 x 14.5) above grade and ceramic tile throughout. Full bath features laundry hook-ups, cabinets, deep sink, and water softener. Family room with kitchenette (13.5 x 18.5) features a 2-burner cooktop, sink, microwave, and refrigerator. Additional room (12 x 14) can be used for storage or as an office (below grade).

This unique property is offered at \$410,000.

