



## Equestrian Centre

**Location: Mono**

**Acreage: 50 Acres**

**Price: \$1,590,000.00**

Here's your chance to acquire a superb Dutch Masters barn at well below replacement cost. 24 stall barn, arena, 2 wash stalls, 2 tack rooms, offices, full bath room, miles of board fencing, outdoor ring, heated lounge. All the bells & whistles and the property is in "tip top" shape! Century home plus opportunity to build an additional residence. Approx. 50 acres with great hay fields.

As you enter this horse farm, you soon realize how well planned the operation is. Everything from shavings storage rooms to elegant offices to massive broodmare stalls, this stable has it all! 24 stalls, 2 wash stalls with hot and cold water, feed room, full bathroom with shower, offices, heated lounge, lunch room, hay storage loft, tack trunk storage room, humidity sensors, and panelled ceilings. There is even an in-floor heating system by Weissman.

The farm has 2 driveways which offers the larger horse vans or delivery trucks ease of accessibility. Across the courtyard is the original century barn which is used as a workshop and provides extra storage space.

### Century Home

The century home is currently divided into 2 staff apartments (1 bedroom and 2 bedroom) each with their own kitchens and living areas and full bathrooms. Shared laundry.

**Presented by**

**John Dunlap,**

Broker Of Record

**Phone: 647-280-7430**

[john.dunlap@moffatdunlap.com](mailto:john.dunlap@moffatdunlap.com)

**Bathrooms : 2**

**Bedrooms : 5**

## Hayfields, Hacking and Outdoor Ring

The acreage is well utilized with very productive hayfields to the west of the barn. In recent years, these fields have produced up to 10,000 small square bales! Near the barn are the oak board paddocks of various sizes plus a stallion round pen. The outdoor ring is just behind the arena and is protected from the wind by a tree covered hill. The outdoor ring is irrigated from the artesian spring-fed pond.

## The Spring

A highlight to this farm is its wonderful natural spring water. The pond is continuously fed from this ever-flowing spring. The owners have had the spring water tested and the results show amazing purity!

## Potential For An Additional Home

The current residence could be maintained for staff and upon application, a new home could potentially be built. There are several dramatic building sites which offer 360 views over the surrounding hills.

The property is well located on a quiet country road and is not in the Niagara Escarpment Commission Area.

## Location

The property is well located:

- 10 minutes to the Pan Am Eventing Centre
- 5 minutes to Orangeville
- 15 minutes to Caledon Equestrian Park
- 35 minutes to Pearson Airport