

# ~Your Dreams Have Just Come True~ Newer, Fully Equipped Horse Facility



701 Perry Rd, Ellensburg

Offered at \$849,000

## Horse Facility Features:

- 60 x 120 lighted, covered arena with sprinkler system.
- 78 x 210 fully-fenced outdoor arena.
- Heated washrack, 2 tackrooms, bleachers, farrier bay, bathroom, stocks for vet work, and much more.
- Large paddocks w/shelters, stalls w/individual turnout, extra large irrigated grazing paddocks, and a huge irrigated pasture.
- Heated, automatic waterers to all locations.
- Located in an area thriving with activity for all disciplines, both English and western.
- Ideal for boarding, training, breeding, showing, or personal use.
- Currently a successful boarding and training facility.
- Small enough for personal use...Large enough for a business.

## Home Features:

- 1906 recently updated and remodeled farmhouse.
- New wiring, plumbing, windows, roof, insulation, septic and drainfield, well pump, and much more.
- 3 bedroom, 2 bath, with a secret cellar, pocket doors, and a full basement for storage.
- 4 car garage.
- Extra large dog kennel.
- Deck and mature landscaping.

## Lot Features:

- Breathtaking views of the Stuart Range and valley below.
- Surrounded by hay fields and apple orchards.
- 12+ secluded acres in 4 tax parcels.
- Dead-end road with miles of trails.
- Rolling pasture with new, treated, heavy-duty wood fencing.
- 10 minutes to town with easy access to I-82 and I-90.
- Soil has virtually no rocks and excellent drainage.
- New State Horse Park coming soon to the area.

For more detailed information and to schedule a showing, please call the seller directly at:

**509-925-2686**

Request 24 hours notice for showing. Serious inquiries only.  
You can find this property online at:

**FlatList.com**

**MLS: 28024038**