



Turnkey operation on 10 acres located on paved highway just outside Stonewall and minutes from Assiniboia Downs.

## **STONEY OAK FARMS**

**5121E 67 Highway West,  
Stonewall, Manitoba**

A horse lover's dream!

8 stall horse barn!

A beautiful Centurian home!

**\$779,900**



Ideal for veterinarians, breeders, jockeys or those who just love horses! Includes a barn, corrals, quonset, organic vegetable garden, hen house, large double garage, large open garage



Barn: 34'x 47' pre-engineered steel insulated building, 7 stalls plus wash stall removable steel Dutch door walls/grilles. R20 insulated roof and walls, forced air gas furnace, high E fluorescent lights, its own well, hot and cold running water, compacted crushed limestone floor, 20' x 47' attached hay shed and tack shop. 100 amp electrical service. Two fenced corrals next to the barn, one with small loose housing protection.

Open Garage/3 bay shop 60' x 30'.  
On concrete pad, with light and power.

Hen house is insulated and attached to the rear of the open garage with an outdoor free run enclosure. Imagine your own free-range Omega 3 organic eggs.



Large double garage: 40'x30' lots of room for workshop and garden / lawn equipment.  
Vinyl siding to match the house.

Also included is a 35' x 80' galvanized Quonset.  
Compacted limestone floor.

### **BEAUTIFUL CENTURIAN HOME:**

Three bedrooms, family room, dining room, large living room, Huge eat-in country kitchen

#### **KITCHEN**

Beautiful oak and sliced elm cabinets, matching extremely well. Island stove top with vented Jennair indoor electric BBQ accessory. Tiled backsplash. Vinyl flooring.

#### **FEATURES**

Hardwood floors in three rooms on main floor, plus upper hallway and master bedroom.  
Main bath has been remodelled and features a 6-jet turbo tub, corner shower and choice bathroom features.  
Main floor windows feature custom built wooden valances.  
Zero clearance wood burning fireplace in the living room.  
Main floor rooms are separated by thick walled archways.

### **DETAILS**

New 35-yr shingles in 2008. Double paper on roof, double paper and polar seal membrane on valleys and dormers. House is wrapped with 2" closed cell insulation under 8" wide vinyl siding. 3' closed eaves overhang around the entire home. All windows are vinyl low E triple and dual pane since 1991-2001. Shaded and screened verandah. Foundation is 30" of stone mortar built directly on bedrock. Concrete floor. Sump pump.

**Mechanical:** Gas hot water boiler with a mix of cast radiators and zoned in-floor radiant heat. 200 amp electric service on all copper wire. Kitchen and bath have both been rewired. 100' well has newer stainless steel submersible pump at 55'. Waterlines are all copper. PVC drains. 2 year-old certified septic field built for 4-bedroom home. Water softener for all taps excluding one water tap in the utility room.

**neil peters**

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