

# PROPERTY FEATURES OF NEW HAVEN RANCH

## Location:

- 80 acres with a combination of bush with trails, pastures, arenas, outbuildings, and yard
- Quiet location with easy access to Highway 2  
Just 55 minutes to the St Albert Costco
- 30 minutes to Westlock
- 10 minutes to Rochester
- Gently rolling countryside

## House Features:

- Large bungalow designed for family living
- 2,712 square feet plus the massive media room/man cave for a total of 3,286 square feet
- South-facing 3-season screened front porch – enjoy country life without worrying about mosquitoes
- Large back deck with natural gas barbecue line and hot tub!
- East-facing sunroom, perfect for morning coffee
- Cook's kitchen with large island and plenty of storage including walk-in pantry and free-standing wall units
- Kitchen nook ideal for everyday meals or as a relaxed seating area
- Den/family room adjacent to the kitchen
- Huge living room with gas fireplace and patio doors to the back deck
- Extra large dining room, ideal for get togethers
- Oversized master bedroom with 5-piece ensuite, walk-in closets and patio doors to the back deck and hot tub! Sellers will leave a heated sidewalk so you can walk from your bedroom to the hot tub in the winter with ease
- 2<sup>nd</sup> bedroom with 2-piece ensuite. Ideal for a teenager or as a guest room
- 3rd bedroom currently used as a hobby room
- Family room currently used as a home office
- Huge media room/man cave (converted from the original oversized attached garage. Could be converted back to garage)

## Equine Facilities:

- 10-acre pasture
- 20-acre pasture
- Large outdoor arena/round pen
- Second outdoor arena
- Catch pen
- Tie-up stalls
- Acres of trails to explore

## Outbuildings:

- 20 x 28 heated shop
- Pole-built equipment shed
- Tack house with custom saddle storage
- Utility shed
- Storage shed adjacent to the house
- Large boot room off the back entrance
- Cabin with screened porch

## Other Features:

- House shingles replaced in 2012 (60-year warranty)
- New tin roof on the shop in 2015
- Two sets of new sliding doors to the back deck in 2017
- Appliances all replaced in recent years (other than second oven)
- Artesian well with wonderful drinking water!