

78 KILLINGWORTH TURNPIKE, CLINTON IMPROVEMENTS & UPGRADES

Over \$2.5 MILLION in significant improvements!

Incredible opportunity for a private horse farm or world-class equestrian facility!

2009-BUILT OWNER'S RESIDENCE

- 3 bedroom home with flexible living space for potential 1st floor 4th bedroom use
- Open concept living room, dining room, kitchen floor plan
- Central air conditioning
- Zoned heating & cooling
- Hardwood floors throughout upper level and office
- Much of interior freshly painted
- White painted trim throughout
- Mud room area with separate entrance and full bathroom just beyond
- Main level home office
- Large kitchen with rich wood cabinetry
- Center island with breakfast bar seating
- Granite countertops in kitchen
- Stainless steel appliances
- First floor full bathroom with walk-in shower & custom vanity w/granite countertop
- Living room with sliding glass door opening to spacious patio
- Main level interior access to attached 2-car garage
- Oversized driveway with additional parking spaces
- First floor laundry room
- Wide upper landing & hall - additional home office / study lab / sitting area
- Spacious primary suite with bedroom, full bathroom, and double closets
- Spa-like master bathroom w/jacuzzi tub, walk-in shower w/a pair of shower heads, & double vanities
- 2 additional upper level sizeable bedrooms with hardwood floors
- Turnkey second floor full bathroom with tub/shower combination
- Enormous 3rd floor bonus room adds 1,320sf of valuable living & entertaining space
- Bonus room plumbed and partially finished full bathroom & wet bar
- Brand new laminate flooring in bonus room (new tile in bar area)
- Huge, palladium windows & oversized dormers
- Ample storage with large closets and 3rd floor crawl spaces
- Professional landscaping
- Fully fenced yard with large access gates
- Stone veneer on exterior garage
- Close to town location - schools, dining, shopping, area amenities

2020-BUILT FARM INFRASTRUCTURE

- Brand new, professionally designed, & professionally engineered
- 28.95 flat, cleared, groomed acres
- Over \$70,000 in design & building plans - will be provided by request with serious inquiries
- Building design for future 24 stall barn & indoor area by King Construction
- Site cleared & prepped for new barn construction to begin
- 4 Florida style barns with a total of 14 stalls
- Every stall w/fixed lighting inside & out, installed closed-motor fans, windows, & wall-to-wall mats
- Extra-wide attached overhangs create covered aisles with inlaid mats

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- Enhanced electricity in barns to support high power equipment
- 3 matted grooming bays with electricity
- Well appointed tack room with saddle & bridle racks
- Feed room with laundry
- Separate hay barn
- Asphalt slabs for manure collection
- Ample turnout with 9 paddocks - 6 stone dust, 3 grass pastures
- Electric fences on paddocks
- Kloter Farms matted 2-stall shed barn located within largest grass pasture
- Over 2,000ft of powder coated steel board no maintenance fencing by Buckley Fence
- Widened driveway can accommodate 50-foot tractor trailer trucks side-by-side
- 3 state-of-the-art riding rings - professionally designed & engineered
- Footing First footing used in all rings - Travel Bright Superior Riding Surface (Grand Prix & Hunter Rings); dust free blend (Warm-Up Ring)
- Grand Prix Ring - 130'x230'
- Hunter Ring - 100'x200'
- Warm-Up Ring - 135'x180'
- Separate Lunging Pad
- All rings laser surfaced to be perfectly flat
- Geogrid Cell-Tek mats at ringside entrances & on walkway to Warm-Up Ring
- Engineered drainage system with 5 underground water detention tanks, each holding 10,000 gallons
- Free draining base rings
- Automated ring watering system
- Rain capture dry well off barn
- 2 aerators in pond for mosquito control
- Water taps located throughout property
- 2-sided Judges' booth elevated for clear view over the fence line w/surround fog-free windows, sound proof, heated & cooled with smart technology, & with ample electricity
- Gate Keeper's booth with 180-degree views of both rings
- ADA compliant with 4 paved and marked handicap parking spots & paved walkway in front of rings
- 2 engineered concrete bleacher pads to accommodate 21-foot, 5 row bleachers for spectator seating
- Viewing pavilion
- Gazebo
- Additional cleared flat areas for temporary stall & food service tents
- Ample parking for horse trailers
- Property beautification with professional landscaping, ponds, & natural walkways for horses
- Property has been hydroseeded 3 times
- Building plans, by King Construction, already complete for 24-stall barn & USEF Gold Standard indoor arena
- Over \$70,000 invested on design & building plans alone - will be provided by request with serious inquiries
- Prime location in the highly coveted Connecticut shoreline area just minutes from I-95
- Close proximity to Clinton Crossing Factory Outlets, the new Indian River Shops at Clinton, & town beaches
- Great income producing potential as a boarding, training, & show facility