

# 8 Robinson Road, Rochester MA

## Property Overview

\* 15.91 acres  
2 separate single family homes  
Assessed Value \$687,796  
Approximately 13 acres in 61B  
2 barns each with 10 stalls  
2 shedrows totaling 9 stalls  
2 shaving sheds  
Indoor Arena 65x65  
2 outdoor riding arenas (1 arena installation in process)  
13 paddocks (2 with run in sheds) with multiple hydrants  
Trail on site  
Long driveway offers privacy  
1 well  
3 electrical meters – 1 for each house and 3<sup>rd</sup> for barns – all updated within 15 years  
Solar on barn is owned. Credit comes off barn bill and an overage goes to house  
\$65K drainage system  
*\*\* 2 septic systems both in need of replacing*  
*\*\* Easement to solar farm 2 lots behind property (to be fully executed)*

## Main Home

Colonial Style  
2244 sq ft, Built 1965  
5 bedrooms, 2 full baths, 1<sup>st</sup> floor office, updated kitchen, dining area, living room  
Wood burning fireplace  
Laundry 1<sup>st</sup> floor and 2<sup>nd</sup> hook up in basement  
Tankless water heater  
Oil heat  
Vinyl siding  
Outdoor patio and composite deck base overlooks primary riding arena  
Some Harvey windows and roof approximately 12 years old  
Concrete block foundation  
Hot tub to stay

## **House #2**

Bungalow style  
897 sq ft, Built 1930  
2 bedrooms, 1 full bath with shower stall  
Living room, dining area, mud room with laundry  
Flooring – carpet and vinyl  
Updated kitchen appliances  
Some newer windows and doors about 2 years old  
Updated lighting and insulation from Mass Save about 1 year old  
Exterior access to field stone basement with sump pumps  
Oil heat - FHA  
Roof (approximately 14 years old)  
Rent currently \$1,850 monthly

## **Equestrian Amenities**

### **Barn #1**

Built 2006  
36x84  
Center isle steel barn with 10 – 12x12 stalls  
2 tack rooms – 1 grain room  
Wash stall with instahot  
2 hydrants (one interior, one exterior)

### **Barn #2**

Original cow barn and added on to over the years  
10 stalls including 2 pony stalls  
Tack room w/ lockers approximately 2 years old  
1 frost free hydrant and additional exterior hydrant  
Exterior wash stall

### **Indoor Arena**

Built 2005

65x65

A and S steel build structure

Pond silt footing

### **Outdoor Arenas**

Current arena approximately 75x110

2<sup>nd</sup> outdoor arena in process – completion expected by Jan 2023

Stonedust base with sand and stone footing

### **Shedrows & Additional Amenities**

2 separate shed rows totaling 9 stalls

2 shaving sheds

1 hay truck

Storage shed with access to well

13 paddocks

Seasonal hydrants near rear paddocks

Loop Trail on site

*\* 15.91 acres (15.49 in Rochester and .42 acre in Acushnet)*

*\*\* Title V for both septic systems have failed. Septic designs in process.*

*\*\* Easement with Cushman Solar for solar farm installation further described in supporting documents*