

4575 Granview Rd, Granville

33 Acre Premier Equestrian Estate and Facility

HOME

Home is 5,360sf with 4 suites... a total of 6 bedrooms and 5.5 baths
Owner's suite w/ fireplace, beverage cooler, and in closet laundry on main level
Home office w/ built-in shelves on main level leading to owner's suite
Guest /mother-in-law suite on main level
Half bath on main level
Crown molding and tray ceilings
Cherry, maple, marble, & granite flooring
Additional owner's suite on 2nd level w/ fireplace
3 additional bedrooms on 2nd level (one w/ private bath)
Laundry hookups on both main level (2) and 2nd level
Unfinished partial basement w/ rough-in for bathroom
New black stainless kitchen appliances, includes 2 full-size refrigerators
Dual HVAC system - 2019
New roof on house and detached garage – 2022
Generator

DETACHED GARAGE

Detached garage w/ public restrooms, laundry, and meeting area
2 garage bays, 3rd bay has been converted into meeting room
1 bed, 1 bath apartment above detached garage w/ newly built balcony deck

BARN

Multiple barns... equipment, hay, and horse
Main horse barn has new 40×200 addition w/ concrete aisle and matted stalls
Total of 31 stalls, w/ space and materials for up to 41 stalls
Newly built Feed room
Wash stall w/ hot and cold water
3 tack up areas
2 tack rooms (one newly built)
Indoor arena w/ lights (170x60)
Outdoor arena w/ lights (125×225)
Premier equestrian footing in both arenas
Multiple fenced, grass pastures for turnout w/ water, electric, and run-ins
6 acres of woods
Lots of new board fencing
Income from boarders (Financials available upon request w/ signed NDA)

OTHER

Back portion of property has potential to be split.
Natural gas available (Columbia Gas and Energy Cooperative)