



EQUINE HOMES[®]

REAL ESTATE PROFESSIONALS



109+ ACRE EQUESTRIAN ESTATE

332 Mendon Street, Upton Massachusetts

Exquisite in design, quality, and craftsmanship, this RENOVATED LUXURY FARMHOUSE on 109+ ACRES will engage all your senses and exceed your equestrian expectations. The residence is a masterpiece carefully designed with upscale country living in mind. A heated gallery connects you to an attached three stall owner's barn. A separate 9-stall barn with auxiliary apartment above, combined with a 72x184 indoor arena with GGT footing, a 90x180 outdoor arena, extensive turn-out and a mix of pasture and forest make this a rare find you and your pampered horses or boarders will relish.

Exclusively Offered at \$3,825,000

Sue Marzo, MA Realtor | 800.859.2745, ext 715 | cell 508.450.6209

suemarzo@equinehomes.com

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OFFERING A FINE SELECTION OF EQUESTRIAN AND COUNTRY PROPERTIES
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332 MENDON STREET, UPTON MA

The Land

- 109.22 acres (4 lots)
- 47.05 acres currently in chapter 61B
- Trails on site
- Abuts Upton State Forest to rear of property and across the street
- In addition to the main entrance, there's another 119 ft of frontage on Mendon Street
- Fruit trees, mature plantings and professional landscaping
- Abundant parking for dozens of vehicles and trailers
- Long private driveway
- Stunning views

Property Feature Overview

- Main Residence with attached 3-stall owner's barn
- 9-stall main barn with half bath
- Auxiliary apartment above main barn
- Indoor riding arena with attached garage/equipment storage area
- Three bay utility garage (with two more horse stalls)
- Outdoor riding arena

- Vinyl and wood fencing
- 5 shed rows (2 attached, 3 freestanding)
- 15 paddocks (grass or stone and varying sizes)
- Private setting with only one visible neighbor
- Room to create additional stalls if desired

Main Home

- Built in 1992 & recently renovated
- Luxury Farmhouse with 4,770 SF' living space
- Three bedrooms, 3.5 bath
- First floor: foyer, open kitchen, great room, casual dining area, office, full and half bath, dual staircases, formal dining/living room, gallery hall/mud room to attached barn.
- Second floor: 3 large bedrooms, including the primary suite, each with walk in closets, huge additional walk in closet/dressing room or 2nd office, 2 full baths and laundry
- Full basement with semi-finished bonus room & mechanics room
- Attached oversized 2 car garage
- Attached three-stall owner's barn



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The Attached Owner's Barn

- Attached to gallery of main home & accessed through home or exterior barn doors
- Three stalls
- Heated tack room
- Heated grain room
- Grooming stall
- Hay loft

The Main Barn

- Nine [9] stalls
- Two [2] grooming stalls
- Heated ½ bath
- Heated Tack Room with sink
- Heated Grain Room
- Commercial heated wash stall
- Hayloft

Apartment Over Main Barn

- Located on 2nd floor of main barn
- One Bedroom, Full Bath & Office
- Cherry kitchen cabinets, granite top island, new counter top, full appliances.
- Rear deck with separate entrance
- Separate meter from main home

Indoor Riding Arena

- 72' x 184' Arena with GGT footing
- Full tongue and groove pine walls, floor to ceiling
- Excellent multizone lighting and water hydrant
- Attached garage with 9 ft door for storage and/or additional vehicles/equipment. Has direct access to the arena and may have option to create a viewing room

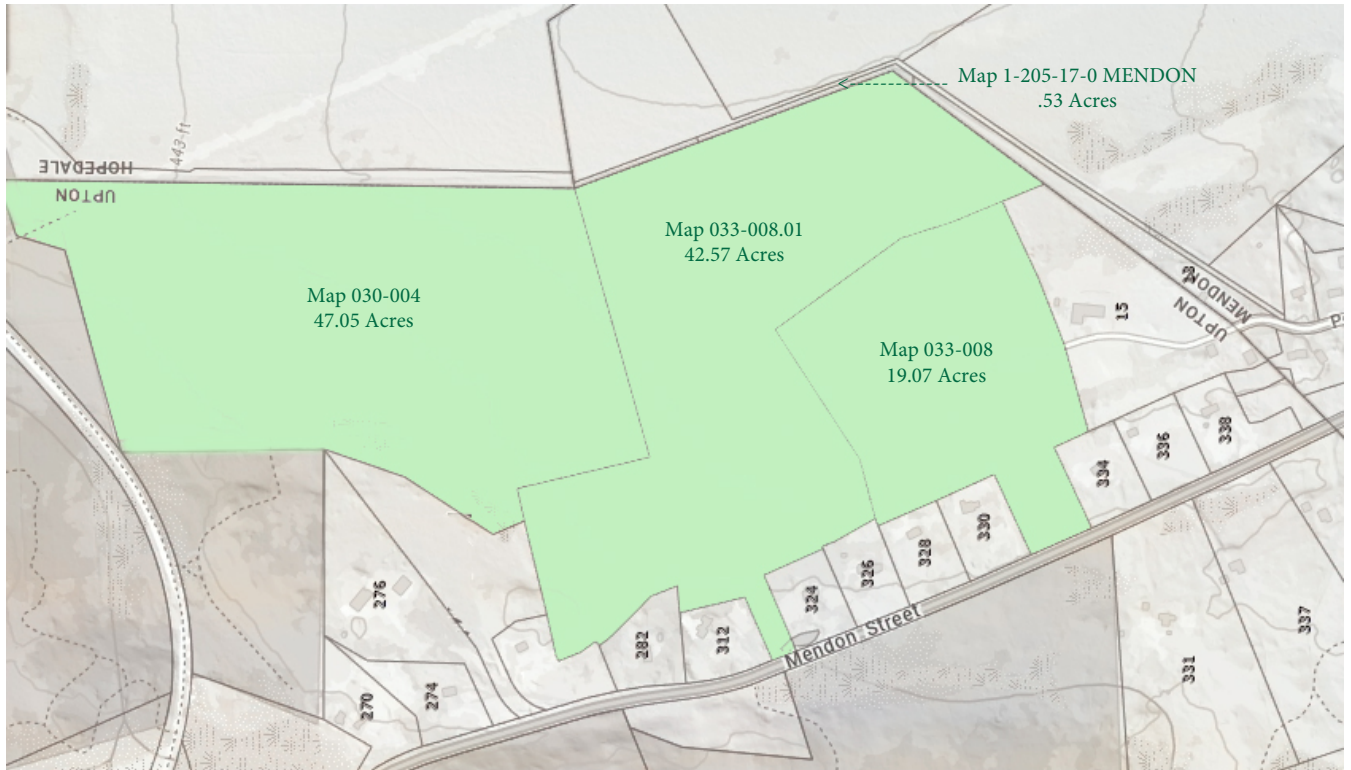
Outdoor Riding Arena

- 90 x 180 outdoor arena
- Footing – mainly stonedust

3-Bay Utility Garage with two additional stalls & attached shed-rows

- Three 10' garage doors
- Storage for oversized vehicles and equipment within the 3-bays
- Two horse stalls, including one foaling stall
- Includes two attached exterior oversized shed-rows.

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An Equine Homes Exclusive Listing

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