

## 18226 S Guernsey Road

Below is a list of homeowner details starting from where you enter the property from Guernsey Road and following the driveway to that back of the property

### **Pastures** (Immediately to the right and left)

- There are five ½ acre to 1 acre pastures that are fenced in with shelters that are moveable
- One pen that is attached to west end of barn that has access to inside of the barn
- Pastures have been maintained by spraying for weeds and fertilizing
- Behind the barn on the South side is an additional 25 acre pasture that has direct access into the back side of the barn, this pasture has been maintained as well

### **Barn**

- 70' x 310' barn has completely concrete floors that are sloped toward the middle
- South side of barn faces pasture
- West side/end of barn has D3 on top of concrete inside that has been used as an arena in the past and currently for hay and equipment storage
- Northeast front side of barn houses two apartments
- Behind barn there are two concrete slabs that can be used for outside parking/storage

## **Apartments**

- Unit on the left has two bedrooms, a large living room, dining area, kitchen and full bathroom
- Units are joined by a shared laundry room and has separate locking doors
- Unit on right has one bedroom, a smaller dining area, living room, kitchen with small built in bar, one bathroom
- Both units have built in wardrobes in the closets
- Cabinets are custom built commercial grade laminate cabinets and counter tops and vanities are all solid surface
- Units are each heated with separate heating fuel toyo stoves
- Supplemental exterior wood burning furnace room that is ducted into the two bedroom unit living area and one bedroom unit bathroom
- We have rented these units separately to individuals and also as a whole to a family
- Beautiful manicured lawn with apple trees, cherry trees, raspberry patch, and rhubarb
- 10' x 36' green house in front of apartment area for renters to use with water hookup

## **Shop**

- 40' x 100' shop has 60' in the front that is insulated and heated with a wood burning furnace
- Overhead three phase crane that runs the entirety of the front of the shop
- In the back of the 60' section there is a meat hanging cooler and tool room and above that area has upper storage that is open to the shop and accessed by a set of stairs inside the shop

- Three phase 240 volt power is ran to both the **barn** and **shop**
- Back 40' section of shop is cold storage, accessed by a man door from front 60' section tool/meat cooler room or by a sliding door on the side of the back of the shop
- There is an additional insulated carpentry shop built inside the 40' cold storage area that has loft storage above it

### **Area to right of shop**

- Outhouse
- Septic in front of barn by green house for dumping RV's
- Large open area used for camping and events
- Post in middle with running water hook ups and 4 power circuits
- Lake front with a dock and buoy swing
- This area has been used for multiple events such as youth group lake day, Women's Fall Harvest bon fire, wedding receptions and family camping up to 50 campers with tents and variety of RV units

### **Cabin**

- When you continue past the barn and shop there is an opening to the right where there is a small cabin that has a loft and power
- area around the cabin for additional camping that overlooks the lake

### **Disc Golf Coarse**

- 20 acre 18 basket Disc Golf Coarse named David's Haven in treed area to right and left of driveway beyond cabin

## Hay Fields

- 400 acres of prime Timothy Hay fields to North and South of driveway which produced 21/3 tons of hay per acre in the 2023 season

## Primary home

- 5,400 sq foot lakefront home with 1,600 sq foot attached garage on Lake Paxon
- Outer walls insulation of approximate R-37 with R-60 in lid
- Outside of home has color matched painted vinyl windows
- Double lap insulated vinyl siding
- Architectural asphalt shingles
- Full gutter system
- Wrap around partially covered trex deck patio across back of home facing lake
- Front entrance has trex decking covered porch
- Interior of home is open concept
- Rustic hickory trim and custom rustic hickory cabinets throughout home
- Lower kitchen cabinets have slide out shelves for easy access
- Hidden pantry with shelving
- Kitchen counter tops and vanities are granite throughout home
- Solid surface counter top in laundry/meat processing area
- Master bathroom has custom solid surface double shower head shower with built in steamer unit
- Commercial grade glue down 8" plank flooring lower level, and upper bathroom

- Central vac in both house and garage
- In floor gyp crete radiant heat throughout home heated with propane and electric boiler primarily fed with outdoor wood burning boiler that is housed in an outbuilding not attached to home

## **Garage**

- 40' x 40'
- 14' ceiling
- 2 commercial grade 3" 12 foot R-21 rated garage doors
- Floor drain system
- Locking mancave closet with built in storage
- Access to crawl space (inside closet) that spans under complete house space
- In floor heat
- High output lighting

## **Grounds around home**

- Blacktop asphalt drive in front of home
- Beautiful, manicured lawn and gardens
- Full underground sprinkler system fed from lake to water entire lawn, orchard and green houses
- Fenced apple orchard by home with 20+ trees of various variety, rhubarb and raspberry plants
- Two green houses with raised beds
- Variety of berry bushes including haskap
- Cement shooting platform for shooting range that has markers every 100 yards out to 1000 yards
- Sand filled custom playground for kids

- Large L shaped dock made with trex deck on Lake Paxon that is the home of trophy sized rainbow trout
- Abundant wildlife around property – coyote, fox, bear, lynx, wolf, moose
- Home is built on the North shore of the lake facing South and is surrounded on three sides by wildlife preserve

## **Outbuildings**

- Wood boiler shed that houses wood boiler system with room for storage and undercover storage on outside of building built on a slab
- Garden shed
- Lakefront cabin that is finished on the outside to match house, inside is unfinished with potential to be a guest cabin or AirBnb, She-shed, Man cave or playhouse, endless possibilities

## **Other property amenities**

- Total of four water wells on property – 3 up by barn area and 1 at main house
- Snow machining in winters to swamps for beautiful riding right from property
- Both Barley Lake and Lake Paxon can be landed on by float planes
- Property as a whole can be subdivided into four parcels no less than 40 acres in size, potentially could all be lakefront properties with privacy and southern exposure
- Beautiful views of mountains, Sleeping Lady and Northern Lights