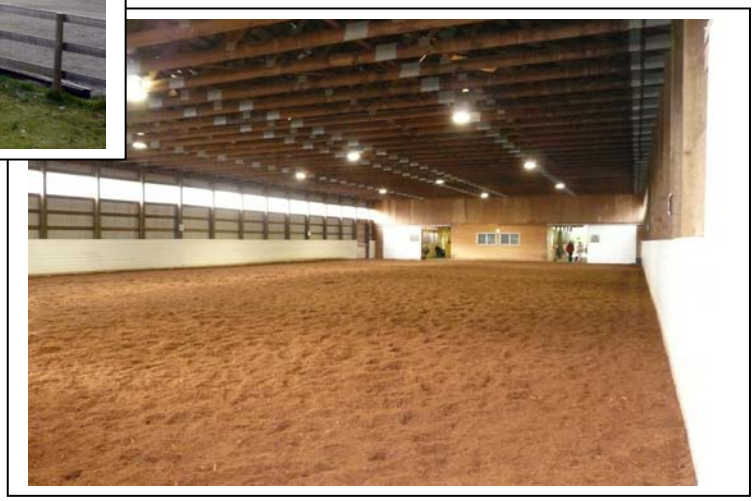
For Multi-Picture Tour Go To:

www.mitten-realty-services.com





25162 40 Avenue, Langley **$1,489,500.00**

Two Houses, 70’ x 152’ Indoor Arena, 43 Stalls, 5.65 Acres Prime Location Backing Onto Poppy Golf Course

Fantastic going concern equestrian center with 70' x 152' indoor arena, 43 stalls, 22 turn out paddocks, 60' x 120' outdoor ring, 2 houses [one with suite] on 5.65 picturesque acres backing onto Poppy Golf Course. Strong demand for boarding. 2966 square foot, four bedroom main house, 1063 square foot second house plus 1365 square foot in finished basement [unauthorized suite]. Main barn with indoor arena; 39 stalls with auto waterers, rubber mats & attractive plank & metal grate stall fronts; 2 wash racks, 2 locker rooms, feed/tack room, bathroom, lounge overlooking arena & hay loft. Foaling barn with 6 large stalls with auto waterers, rubber mats, attractive plank & metal grate stall front, & hay loft. Third barn with 4 stalls with rubber mats & 20' x 20' shavings storage. Well set up equestrian center with fantastic facilities, two houses lots of parking, grass pastures & 22 turn out paddocks. A fantastic opportunity for the discerning Buyer wanting to get into a successful equestrian center in prime location.

For Further Details Or Private Viewing Call:

Doug or Bonnie Mitten

at

Prudential | Power Play Realty

533-3231

Main House



Main Level: 2504 Square Feet

Living Room - 20’ x 19.5’ - Spacious living room with cozy fireplace and vaulted ceiling.



Kitchen - 27’ x 10’ – With built-in oven, dishwasher, gas range top and eating bar .





Eating Area – 19.5’ x 11’

Family Room - 24’ x 15’ - Casual entertaining and family fellowship is facilitated in the spacious family room with vaulted ceiling and cozy fireplace with dramatic stone facing.



Master Bedroom - 26’ x 15.5’ - Spacious master pampers you with walk-in closet, 4 piece ensuite and laminate flooring.



Bedroom – 10.66’ x 9’

Bedroom - 9’ x 8’

Bathroom - 4 Piece and 4 Piece Ensuite

Upper Level: 462 Square Feet

Bedroom - 16’ x 14’

Den - 10’ x 8’

Bathroom - 3 Piece

Lower Level: 425 Square Feet

Laundry

- **Updated roof, floors, and furnace**

Second House



Main Level: 1063 Square Feet

Living Room - 17’ x 13’

Kitchen - 13’ x 9’

Dining Room – 13’ x 10.5’

Master Bedroom - 12’ x 11’

Bedroom – 12’ x 10’

Bathroom - 4 Piece

Lower Level: 1365 Square Feet (Unauthorized Suite)

Living Room - 17’ x 11’

Kitchen - 10’ x 10’

Dining Room – 11’ x 13’

Master Bedroom - 12’ x 11’

Bedroom – 12’ x 10’

Bathroom - 4 Piece

Laundry – 11’ x 9’

Family Room – 16’ x 11.33’

- **Updated roof, flooring, gutters and furnace.**

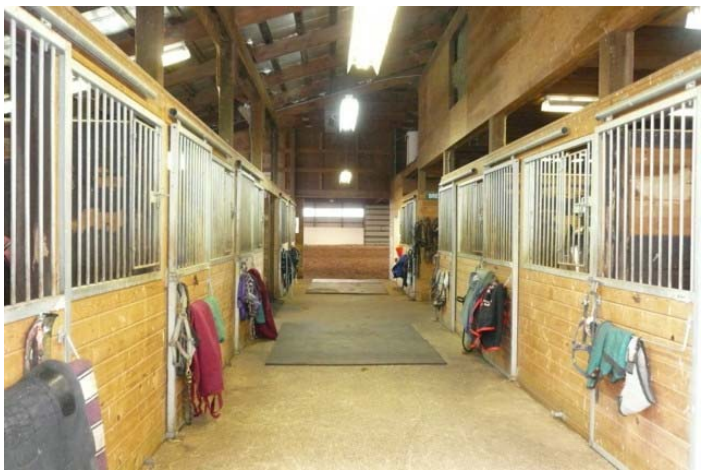
Horse Facilities

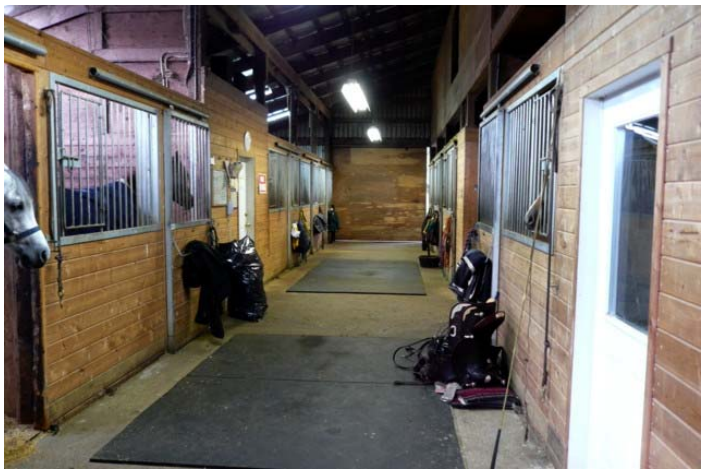
Main Facility:



Main Barn: 70’ x 60’

-18 box stalls with automatic waterers, rubber mats and attractive stall fronts with metal grates





-Wash Rack With Hot Water Tank



-Feed and Tack Room

-12 Lockers

-2 Piece Washroom



-2 Accesses To Indoor Arena
-Hay Loft
-Lounge Overlooking Indoor Ring



East Adjoining Barn: 96’ x 36’

-15 box stalls with automatic waterers, rubber mats and attractive stall fronts with metal grates





-Wash Rack With Hot Water Tank

-Feed Room
-Lockers



-Accesses To Indoor Arena

Indoor Arena: 152’ x 70’

-Lighted indoor arena with hogfuel footing.



Foaling Barn: 32’ x 36’

-6 Foaling Stalls with automatic waterers, rubber mats and attractive stall fronts with metal grates.





West Barn: 52’ x 20’

Sawdust Storage – 20’ x 20’
4 Box Stalls
This barn does not have autowaterers.



Pump House: 17’ x 10’

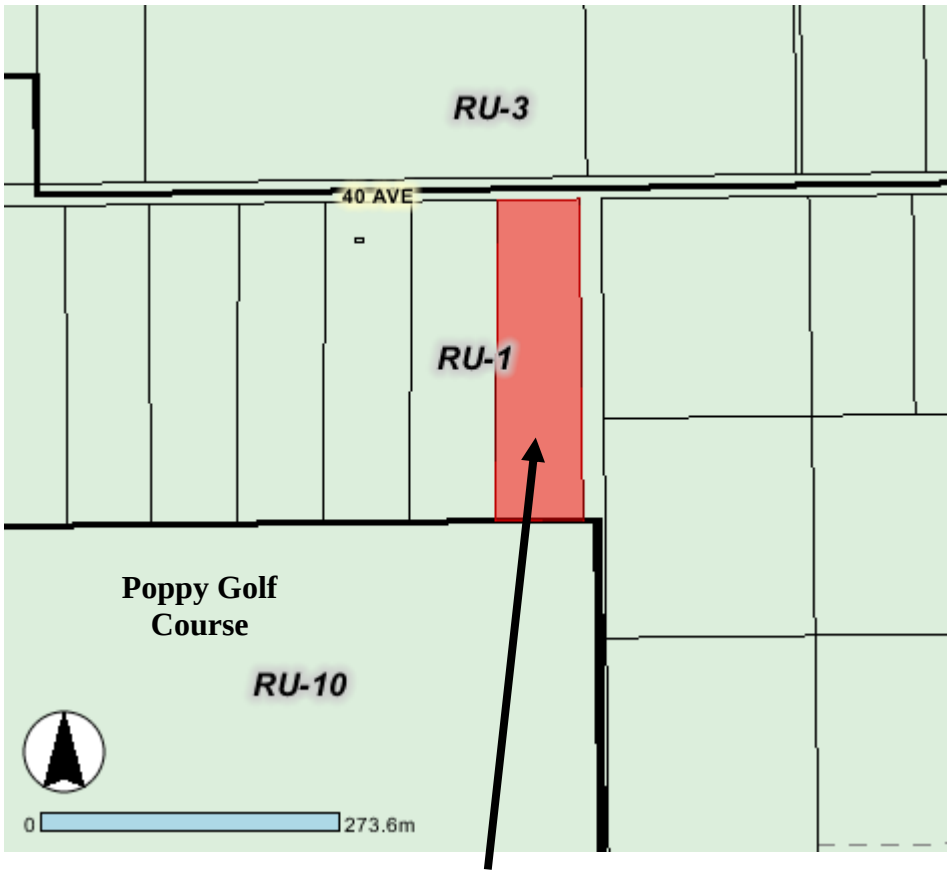
-3 holding/pressure tanks
-Insulated
-generator hook-up



Outdoor Ring: 120’ x 60’



The Property: **5.65 Acres – 255.24’ X 957’**



SUBJECT PROPERTY



22 Turnout Paddocks



6 Grass Fields







Doug or Bonnie Mitten

at

Prudential | Power Play Realty

604-533-3231

All information contained in this brochure while thought to be reliable is not guaranteed to be accurate and should be verified by the purchaser.
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*Costs may vary depending on current price of feed, hay, sawdust etc.
We are selling the property as if it were empty, it just happens to come with a full barn of existing clients and goodwill.

Total Stalls	**43**
Total living areas in homes	3

Income will be dependant on Board rates and if renting out living space(s) how many of own horses take up stalls, want kind and how much fed, mortgage(s), etc.

Our current rates are $560/mth based on 3 hay feedings & 2 grain feedings per day and $595/mth for Stallions, Yearlings, Hard Keepers or to clients who want extra hay or grain feeding

Current average monthly expenses as of Dec 08	
Barn Hydro (equal pyt)	$234.00
Alfalfa (7 ton @ $415/ton)	$2,905.00
Grass (120 bales @ $9.00/bale	$1,080.00
Bedding (average 14 units/mth @ $64/unit)	$940.80
Manure Removal ($286.18/bin - wintertime average 4 bins)	$1,144.72
Holding Tank/Sump clean-out	$178.50
Grain	$930.00
Property Taxes 2008 (equal pyt)	$163.00
Main House Hydro (equal pyt)	$68.00
Main House Teresen (equal pyt)	$231.00
Rental House Hydro (equal pyt)	$92.00
Rental House Teresen (equal pyt)	$117.00

Main House	
Roof and vents added (except A-frame is older roof)	2004
Furnance	Mar-05
Septic Tank Pumped	Jul-06
Furnance and Fireplace Cleaning	Mar-09
New carpet and laminate	Mar-08

Rental House	
Roof plus roof vents added	2003
Furnance	Mar-05
Hotwater Tank	Mar-05
Furnance and Fireplace Cleaning	Mar-08
Septic Tank Pumped	May-07
All new flooring upstairs	Mar-08
New Gutters and downspouts	Nov-07

Barns	
Hotwater tanks both wash racks	Nov-03
New Manure pad	Sep-06
Spray insulation above lounge/stalls main barn & pump house	Sep-06
New Hydro Pole by Pump House	Nov-07

Well water tested for Arsenic - Passed well below guidelines	Jun-08
Tested clear for E-Coli and Coliforms	Jun-08