

5323 Hwy AJ Washington, Missouri 63090

General Property Information

11.6 acres, 1 ½ story home with finished basement. 5 stall barn with riding arena. White vinyl fencing encloses all pastures around the home and most of the barn.

4 bedrooms, 4.5 baths with 2 additional dedicated office spaces that could also be additional bedrooms. Ceiling fans in all bedroom and office spaces.

Three-sided wrap around front porch, large rear deck with mirror image concrete porch below main level deck.

Property landscaped front and back. 2021 updates in all landscaping. Landscaped berm in backyard with water feature. Property has invisible fencing for pets.

New septic system installed in August 2021. Newest drip system technology.

3 car side entry garage with additional pedestrian door. Workbench to remain with sale.

Andersen windows and sliding doors throughout home.

Custom window treatments throughout home.

Kitchen/ Breakfast Nook: Custom 42 inch cabinets with antiqued finish, granite counters, gas stove top, black built-in wall oven and microwave. Black dishwasher and counter depth refrigerator remain with sale. Kitchen and breakfast nook have hardwood flooring.

Living room: Has 2 story windows with oversized ceiling fan. Custom built in cabinets and shelving surround a stone 2 story fireplace. Hardwood floors throughout living room and foyer.

Formal Dining Room: Carpeted with side swinging door leading to the kitchen.

Laundry Room: Main level laundry with custom cabinets, counter and sink.

Master Bedroom: Has walk in closet, in suite bath with Jacuzzi tub, walk in shower with large twin sink vanity with lots of storage.

Upstairs bedrooms and bath: 2 large bedrooms with walk in closets and upholstered window seat storage set in dormers.

Recreation Room/Theater Room: Full custom built wood bar with built in drawers and cabinets for entertaining. Full size refrigerator, dishwasher and regulation size pool table. Rear of the bar has additional walk in storage room with another washer and dryer hookup and shelving. Two large additional walk in storage rooms on either side of staircase. A fourth storage room down the hall next door to the full bath and the downstairs bedroom with walk in closet. Theater room has full size stone fireplace. 100 inch drop down DayLite screen and ceiling mounted HD 3D projector complete this amazing area. French doors walk out onto concrete patio.

Barn/Horse Stalls and Riding Arena: Five stalls, separate tack room and feed room with storage to remain. Stalls have custom wall to wall mats and the barn aisle is concrete. Full size wash rack with hot and cold running water. Barn has custom fly spray system along with an outdoor mister under covered paddock. The fouling stall has dedicated pasture. Three fully fenced pastures with automatic watering stations in paddock area and 2 pastures and the Mare pasture. Water available in Pasture #3 and there is one additional hay pasture. Overhead hay storage in the barn with hay chute. Electric and water connections for trailers/RV built into parking areas at the barn. Both 50AMP and 30 AMP plugs. Vinyl fenced riding arena approximately 87' x 150'. Steel post round pen with 14 panels and walk through gate panel.

Most barn and maintenance equipment will be considered for sale.