



**2600 Garrett Road • White Hall, MD 21161**

**From Seller:**

Barn - Original 1886 - totally redone by the Amish, with the original beams kept throughout. Amazing history.

There is a FULL CROSS COUNTRY COURSE on the property - this includes coops, bank jumps, a water jump (just needs to be refilled), tables, corners, everything. We have hosted clinics with Olympic level riders here.

Speaks for itself - the indoor is MASSIVE - you do not find indoors like this on private property in this area. We have had clinics from all around, dressage lessons, hunters, eventers, everyone has used this indoor. Best you will find.

You have 8 stalls in the bottom barn - with one of them currently as the wash stall (hot and cold water) with heat lamps in the center aisle. At the house you have two beautiful stalls as well. Great for foals! Or if you're going hunting in the morning and want your horse right outside the door, no problem.

Elkridge Harford Hunt does come through on occasion and honestly would love to come through more if anyone ever wanted to host a hunt breakfast, etc, its a great spot to do it. The former master's beautiful farm is just a bit north and was a frequent spot for meets.

The options for the upper barn are endless - my piano teacher's wedding reception was held there! It can be a rec room, a guest house, a pony club staging area, a place for clinic instructors, an airbnb (I think this would be AMAZING option for people) -- seriously endless options.

Check out all the garage space up at the house AND down at the barn - you could even EASILY convert to more stalls if you were running a bigger operation. But as it is you have so much room for your equipment, etc, anything you need.

Hay shed holds 500+ bales - amazing safety feature as HAY IS OUT OF THE BARN but right next door. (fire safety)

The house - the wood, ski lodge/retreat vibes, turn the pool on if you want! we can leave it open for you. You've got the hot tub. The porch JUST redone. Best views, huge entertaining space. All those gas fireplaces etc.

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### **Networks:**

House has two networks = 5G and Pakedge1. They both cover the house and for 5G, are projected into the backyard from the deck.

### **Barn:**

The barn has a camera 'in the cloud' network that allows - using the camera company software, to see 8 cameras in the barn area covering indoor riding arena, barn upper floor inside, barn outside including parking lots, front field and so on. As several are moving, multi view - there are twelve total views available from anywhere. These cameras are used every day - can be accessed via phone or a tablet - and are ultra convenient to see who is at the barn, lights on or off, etc.

### **House:**

There is a four camera Nest installation at the house great for seeing who is there, packages arriving, etc. It retains pictures on the web for 120 days for an annual fee. There are also 3 older cameras as well.

### **Solar:**

At the house provides electric for the house, garage and dog kennel area. It is owned outright. At the barn roof provides electric for the barn, hay barn, indoor and 5 car equipment garage. Both are 'net metered' as we are still connected to BG&E.

Heat in the upper barn is radiant heat via boiler and propane. Heat in the pool area is heat pump. There are 3 heat pumps at the barn, 5 at the house - 3 of which are cooling only. The rooms of the new wing of the house are radiant heat fueled by propane. There is a 1000 gal. tank for propane at the barn and two 1000 gal. tanks at the house.

### **Fireplaces and Stove:**

There is an indoor (glass facing to outdoor) fireplace in the living room, a fireplace in the kitchen, and a stove installation in the kitchen. All are propane fueled.

### **House:**

Up the hill behind the house, there is a dog kennel (including underground wire for dogs), there is a 300 gal. diesel tank, and some astronomy domes - there is one telescope - a Mead scope - in the white clamshell which opens for viewing. Down the hill is the solar installation.

### **Lighting:**

There is recessed lighting throughout the house - in major rooms there are regular dimming light switches and Lutron programmed button switches with dimming. The upper barn has switch lighting while the stall and garage areas are fluorescent lighting.

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The patio is a paver intensive area with Fountain, fireplace, and fire pit (run by propane and connected to the main tanks). The pipes for the fountain run under the garden to the pumping station which is electric.

### **Rear Yard Lighting:**

There is uplighting for the fountain, selected garden trees, and walkways set to internet connected timers which come on timed minutes after sunset and currently set to shut off at 11pm.

### **RV Hookup:**

There is a tank dump, electric and water supply on the driveway farside for a potential RV station.

### **Porch Feature:**

There is a brand new 80 foot deck (up to and around the hot tub) which is just about finished - they are waiting for some parts for the steps down to the grass. The continuing covered deck is 140 foot wraparound.

### **Garage at House:**

5 car garage - one bay has been converted to two horse stalls.

### **Garage above the barn:**

5 car garage used for farm equipment storage.

### **Gramophone:**

Gramophone services the network and electronic installations - there is a distributed Crestron system servicing multiple TV's at the house. At the barn, they handle cameras and network. We currently use two instances of Apple TV at the house which is used for various streaming access (Apple, Netflix, Prime, Disney, etc.) and have a Dish satellite service principally for sports (The dish is currently disconnected as the deck guys worked their construction).

### **Alarms:**

There is an alarm system at the house and a similar one at the barn - we had both serviced in April 2024. At the barn, importantly, there is a central fire service alarm directly connected to the fire department - you get a call from the monitor people but the fire department has also been dispatched. There are over 30 sensors (including one in each stall) are fire pulls both up and downstairs. Automated Protection (a local co.) provides monitoring for fire at the barn and can - but does not currently - provide alarm monitoring at the house and barn.

### **Wells:**

One servicing the house, one serving the barn.

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### **Electric Services:**

One at the house and a separate one at the barn.

### **Generators:**

At the house, a 20KVA - there is a generator panel in the electric room. At the barn, a 40KVA generator serving all buildings - barn, garage, indoor. Both are serviced annually by 5 Star Power.

### **Indoor Riding Arena:**

The building is 200 by 90 feet or 18,000 sq. ft. Its lighting was upgraded from the old 'slow to come on' lights to all on instantly which is more convenient. There are mirrors covering the back wall for riders to be able to see themselves. The walls all round are kanted to for horse safety. The footing is a comfortable mix for horses including bits of tire which everybody likes.

### **Outdoor Riding Arena:**

There is a more standard outdoor area as well.

### **Jumps and Jump Storage:**

There are number of jumps and poles (some set up) with ample storage attached to the rear of the building in two attached sheds.

### **Run In's:**

There are three run ins (two with hay storage) - one in the upper field, one in the back field and one the front field.

### **Hay Barn:**

There is a separate from the barn hay storage building that holds 500 bales of hay.

### **Water:**

The stream meanders through all three bottom fields and is accessible by the horses. In the upper field, we fill a trough although many horses prefer to run down via the connector to the lower field and then come back up.

### **Drainage:**

There are natural springs in the sides of hills, etc. so we have put a lengthy French drain the back field and have buried piping to ensure efficient drainage when needed.



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**Fencing:**

The street facing fence is a cemented in composite especially made for horse enclosures. The upper field is oak and the lower field is probably treated pine.

**Bridge:**

There is a bridge we had built over the stream due to the daily march of horses from the barn to the back or upper fields. It is lighted for the rare night activity, it is constructed using cinder block piers and steel beams across. I have driven a Suburban over it.

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