

julie & co.

REALTY LLC.

578 Terrace Mountain Road, Schoharie, NY 12157



Features Overview

- ◆ Majestic mountain views of the Mohawk Valley
- ◆ Romantic sunset views
- ◆ Centrally located for operating a training facility - great location to pull clients from all surrounding areas
- ◆ 40 minutes to Albany, 60 minutes to Saratoga-Skidmore show grounds, 35 minutes to Schenectady, 15 minutes to Cobleskill. 70 minutes to HITS in Saugerties.
- ◆ 2 wings of matted 12' x 12' stalls on each side of the indoor arena, with 14 stalls in total
- ◆ Barns built by award-winning Conestoga Builders
- ◆ Each stall has a Dutch door that leads to a small outdoor pen.
- ◆ 80' x 165' indoor arena with LED lighting and 18' ceiling height, with viewing area above
- ◆ 115' x 130' outdoor riding arena with appropriate footing
- ◆ 40' x 100' insulated workshop/equipment storage building, which includes two 16' x 16' overhead doors

Equine Farm Features

- ◆ 106 acres, consisting of 2 parcels with 2 road access points
- ◆ 6 pastures with multiple gates to allow for ease of moving horses around
- ◆ 4-tiered, braided electric fencing
- ◆ 2,750 SF bale hay loft
- ◆ Heated tack rooms
- ◆ 4 decorative cupolas
- ◆ Full bathroom with washer/dryer hook-up
- ◆ Kitchen/feed room
- ◆ Wash stall



Julie A. Bonacio | Broker/Owner
Julie@Bonacio.com | c: 518.701.5080

Lisa A. McTygue, ABR, GRI, PSA
LisaMc@JulieCoRealty.com | c: 518.598.4098



julie&co.

REALTY LLC.

578 Terrace Mountain Road, Schoharie, NY 12157

Equine Farm Features, Continued

- ◆ Cement floors in the barn
- ◆ Miles of riding trails for horseback or ATVs
- ◆ Pond
- ◆ Chicken coop
- ◆ Commercial generator runs house, while barn runs on diesel
- ◆ Standing seam metal roof

Main House Features

- ◆ 6,297 SF lodge style, custom stone home
- ◆ Spray foam insulated 2' x 6' construction
- ◆ 5 bedrooms
- ◆ 4.5 bathrooms
- ◆ Massive indoor heated saltwater pool room with gas fireplace, jacuzzi, and full bath
- ◆ First floor primary bedroom en-suite with a jetted tub, elegant tiled shower, and dual vanities
- ◆ Finished lower walkout level to fenced courtyard
- ◆ Gourmet kitchen with maple cabinets, farm sink, 6 burner gas range, granite counters, and large island
- ◆ Radiant heated floors throughout
- ◆ Floor to ceiling stone fireplace with woodstove insert in the living room
- ◆ Vaulted ceilings
- ◆ First floor laundry with wash sink that works perfect for dog baths
- ◆ Second floor has a large loft billiard room with wet bar, bedroom, full bath, and sunroom

- ◆ Climate controlled wine room
- ◆ 4 car heated garage with EV charger (one bay is separated for the apartment)
- ◆ 12' ceiling height
- ◆ Antique stove in sunroom included
- ◆ Skylights over the four-season sunroom
- ◆ Security system
- ◆ Newly paved driveway
- ◆ Regal security gates at the entrance
- ◆ Courtyard area includes 2 shed style buildings that can be used for a multitude of reasons—from a dog kennel to a playhouse or art studio—and a fenced-in area for pets or children

Attached Apartment Features

- ◆ 1,568 SF two level, townhome style
- ◆ 2 bedrooms
- ◆ 2 full baths
- ◆ Open layout kitchen, living room, and sunroom
- ◆ 1 car private, heated garage
- ◆ Separate entrance
- ◆ High end and tastefully done
- ◆ Radiant heated floors
- ◆ Overlooks the barn courtyard area and has a sunset view
- ◆ Wood floors



Julie A. Bonacio | Broker/Owner
Julie@Bonacio.com | c: 518.701.5080



Lisa A. McTygue, ABR, GRI, PSA
LisaMc@JulieCoRealty.com | c: 518.598.4098