

## **BRIDLE CREEK FARM**

**1051 Clear Creek Court; Aiken, SC 29803 (Tax Parcel No. P/O 175-00-01-001)**

### **ALL INFORMATION IS APPROXIMATE**

**Land:** 44.7+/- Acres; right to subdivide into 5 lots without approvals from community developer or property owners' association (details in supplemental covenants); deeded 30' easement for ingress and egress from the end of Clear Creek Court along the full length of the southwestern boundary (details in Deed); backs to community gallop and miles of trails.

### **Equine Amenities**

**Dressage Ring 88' x 220' with Mirrors and Irrigation**, rubber and washed stone sand; built on 4" bluestone over clay base that is 100% compacted.

**Jump Ring 140' x 240' with Irrigation**, rubber and washed stone sand; built on 4" bluestone over clay base that is 100% compacted.

**Cross Country Schooling Course** Designed by Eric Bull (<http://etbjump.com/>) and in consultation with Boyd Martin. The course offers a complete schooling opportunity for anyone that wants to train a horse from the earliest stages through the Olympics.

Irrigated

Established Turf

Huge Double Bank Complex

Sunken Road with Mound

Water Complex with Banks and Mound

Ditches with adjustable trakehners

Numerous Jumps

Trail surround course for hacking or cooling off horse

## **Improvements Summary (Equine)**

14 stalls

2 Tack rooms

Wash Stall

Feed Room

3 Outbuildings

2 Wells

2 Driveways

Landscaped

3 electric panels

Finished Shed Row Overhang – Front overlooks Dressage Ring – perfect for clinics or entertaining

## **Main Building**

Hardy Plank / Eagle Windows

### **Center Isle Barn – First Floor – Main Building**

First Floor Interior Dimensions 84' x 34'; Exterior Dimensions 84' x 54'

10' shed row on both sides with cement under shed row; lighting both sides; tongue and groove ceilings; fans on front shed row; fly system

Concrete Center Isle with Mats

Walls and Ceiling Tongue and Groove

(9) 12 x 12 stalls Exterior Dutch Doors with windows and grills on top

Matted over bluestone

Individual Fans, Lights and Outlets

Dutch exterior doors  
Interior Sliding Doors  
Automatic Waters (heated)  
Individual storage at each Stall

Fly System

Wash Stall Hot / Cold with exterior Dutch door

Tack Room with Sink and Washer/Dryer

Feed Room with exterior rolling door

½ bath

3' x 9' storage area in barn isle

Generator

Separate Owner's Entry and Tack room with electric fireplace; tile floor; sink and closet; set up for use as tack room, office or entertaining

### **Second Floor-Main Building (2 Apartments)**

#### **Apartment 1 +/- 2,000 SF**

Hardwood throughout (baths are tiled)

Separate Entrance through Front of Barn and barn isle to owner's tack and first floor entryway (Tongue and Groove, tile floor)

Second Floor Entryway to Owner's Apartment (Tongue and Groove, wood floor)

Kitchen

GE Profile Appliance (gas stove)

Custom Cabinetry

Granite Countertops

## Granite Center Isle

Living Room /Dinning / TV area Great room/ propane fireplace

Vaulted Ceiling Eagle Windows Tons of Light

Gas Fireplace

### Baster Bedroom

Walk in closet

Gas / propane FP

### Master Bath

Walk in Shower with Bench (on demand hot water)

Steam Shower with two shower heads

Double sink

Granite Countertop

### Bedroom Two

Sized to accommodate King

### Bath Two

Granite counter

Tub / shower

Can be entered from Bedroom Two or Hall

Large entry vestibule

### **Apartment 2 + /- 800 square feet**

Hardwood Floors bedrooms and living area

Tile entry area and bath

Wainscoting in main living area

2 bedrooms

1 Bath

Kitchen / Living Combination

Washer / Dryer

Separate exterior entrance

**Shed Row Barn #1 36' x 20' (custom built on property)**

Matted over bluestone

Three Stalls 12' x 12'

8' overhang (can be used as run in)

All Dutch doors

Hardy Plank Exterior

Cupola (functioning with copper roof)

Oak Interior

Excellent Ventilation

**Shed Row Barn #2 36' x 30' (custom built on property)**

Matted over bluestone

Two 15' x 12' stalls

Serves two fields could be converted into 4 more stalls for a total of 6

Hardy Plank Exterior

Oak Interior

Cupola (functioning with copper roof)

Excellent Ventilation

4 Dutch Doors

### **Shed Row #3 30' x 30'**

Matted over bluestone

Hardy Plank Exterior

Could be (4) 15' x 15' stalls or (6) 10' x 15' stalls

Oak Interior

Serves two fields

Cupola (functioning with copper roof)

2 Dutch Doors

Excellent Ventilation

### **Turn-out**

Four board fence with electric on top and second board

13 fields