

Call Today! 850-438-7755 Jeannette Spencer, associate real estate agent for your tour with Connel & Manziek Realty.

For your horse, of course. Here's a rare opportunity to own an elegant horse property near Pensacola, Florida. The property is comprised of approximately **67 acres** of which 48 acres are fenced and cross-fenced. The pastures are well-groomed and fertilized for optimum grazing. There are 6, 2+/- acre paddocks 5 of which have their own 16' x 16' stalls. There are 16 stalls strategically placed throughout the property. All of the stalls are equipped with power and water. There is roughly 3 miles of fencing designed and installed by Penrod out of Kentucky. The fencing is treated and designed with four boards and diamond "V" mesh wire. This property has a private tree-lined access drive off of Gibson Road and an asphalt drive leading to a beautifully maintained south Florida contemporary home with 5 bedrooms and 4 full baths. The house is situated on 6 acres and positioned so that you can take full advantage of the awesome views of the 61 acres of pasture from your screened pool/lanai area. The serenity you'll experience share similar characteristics of ocean water views and the sunsets are breath-taking. There are high [cathedral] ceilings and the great room, with fireplace, opens to the pool/lanai area creating an exceptional open space for family gatherings and entertaining. The kitchen opens to the dining/living area and has an abundance of cabinets, tile floors and black granite counter tops. Large laundry room off kitchen has separate sink and pantry. The master bedroom has an oversized walk-in closet with cathedral ceiling and French doors accessing the 1000+ sq ft lanai. The owner's bath has granite tile floors, double vanity, garden tub, separate shower and tons of cabinets for storage space. The house comes complete with a 45KW generator (enough power to run the entire house, including 2 AC units, at only 2/3 of generator capacity) powered by a 1,000 gallon underground propane storage tank. There is also a separate work shop with central HVAC and individually metered. Sprinkler system is on well with 84 sprinkler heads covering the 6 acres around the house and the east side of two paddocks and part of the driveway. Driveway has over 11,200 square feet of asphalt paving. Mother-in-law suite as second owner's suite has double vanity in bath, walk-in closet, sitting area and entrance onto the lanai. The house is handicap accessible. Entire property has underground utilities. Living area has been estimated using the Escambia County Property Appraiser's dimensions.



\$1,300,000 for 69 acres, 16 stalls, 3400 sf home.









