

EAST KNOLL FARM TIVERTON, RHODE ISLAND

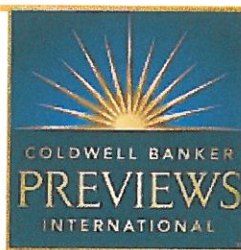


East Knoll Farm at 1029 East Road in Tiverton, Rhode Island is a state-of-the-art equestrian estate on 8.5 acres that has been masterfully crafted. The most discerning equestrian will immediately recognize the beautiful design features and the quality of the workmanship. The creator spared no expense in creating a gentleman's farm, not just for a lifetime, but for many generations of horse lovers to enjoy.

From the moment you enter this tranquil and secured compound you'll feel how truly unique it is.

Offered at \$2,400,000

Louise Donahue & John Noble
Coldwell Banker Residential Brokerage
286 County Road
Barrington, Rhode Island 02806
401.474.0404
info@DonahueNoble.com
www.DonahueNoble.com



EAST KNOLL FARM TIVERTON, RHODE ISLAND



The Home & Outbuildings

The home is a 3 bedroom, 2 bathroom home that has been restored to the original details of the 1920's. The electrical system has been upgraded to 200 amps and there is a back-up generator ensuring electricity during power outages. Additionally there is a four car garage with storage and a parking area that can accommodate 20 automobiles.

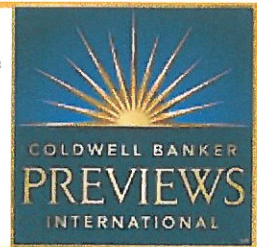


The outbuildings include an additional barn/storage building, additional bathroom facilities adjacent to the Barn, and a bunk house for employees that reside on the property. The Bunk House consists of a living area, full bathroom, and small kitchen. The Bunk House is located on the west side of the Barn.

Additionally there are two wells which supply the property with water, a large septic system which was upgraded in 2005, and a pond on the property.



Louise Donahue & John Noble
Coldwell Banker Residential Brokerage
286 County Road
Barrington, Rhode Island 02806
401.474.0404
info@DonahueNoble.com
www.DonahueNoble.com



EAST KNOLL FARM TIVERTON, RHODE ISLAND



The Barn Area

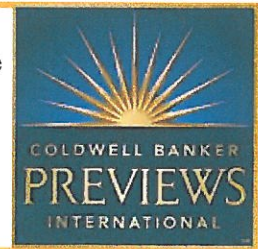
The stables at East Knoll Farm are an immaculately maintained 18 stall barn. Besides the 18 stalls there are two grooming stalls and one wash stall. Fully equipped with video surveillance and security / fire alarm system, the barn is insulated and heated for the winter months while offering superior ventilation with ceiling fans and windows in every stall for the summer months. The barn is also equipped with the Pyranha SprayMaster, a state of the art, automatic solution that controls harmful flying and biting insects in and around the horse barn.



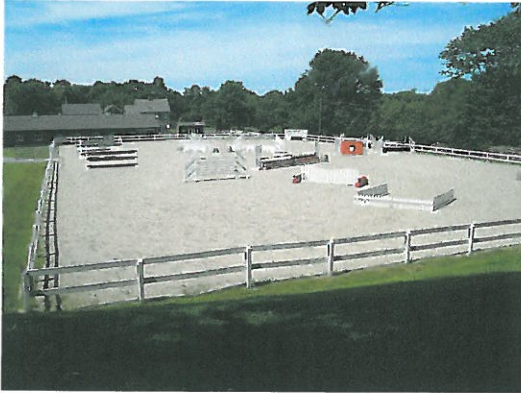
Additionally there are 2 hay lofts, tack room, office and utility room with washer and dryer. The barn also has a back-up generator ensuring that all the systems will not fail during power outages.



Louise Donahue & John Noble
Coldwell Banker Residential Brokerage
286 County Road
Barrington, Rhode Island 02806
401.474.0404
info@DonahueNoble.com
www.DonahueNoble.com



EAST KNOLL FARM TIVERTON, RHODE ISLAND



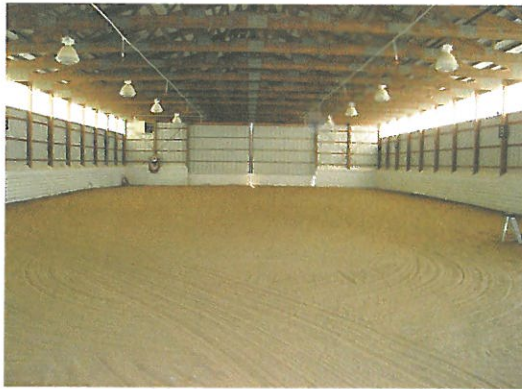
The Arenas & Paddocks

The estate facilitates three arenas: an indoor arena, outdoor arena and a Grand Prix arena.

The indoor arena features a new surface assuring safe footing, lighting, water system and most recently a new heating system for the health of both horse and rider.



The outdoor arena has been created for the greatest amount of care for the horse and rider. The arena has all-weather footing and watering system to keep dust and debris down to a minimum.



There are 4 paddocks and turnout on the 8.5 acre estate. Each paddock has been excavated and cleared of rocks, flattened, rolled and reseeded. A detail such as sand at each paddock entrance has been included to ensure safe footing. Each paddock has independent fencing and watering system. There is a sand recovery paddock with a run-in shed for horses that need such turnout.



Louise Donahue & John Noble
Coldwell Banker Residential Brokerage
286 County Road
Barrington, Rhode Island 02806
401.474.0404
info@DonahueNoble.com
www.DonahueNoble.com

