



Cold Spring Farm
Sugar Loaf, New York



©1982, Sotheby Parke Bernet International Realty Corporation Dining Room



Carriage Room

Sequestered on 370 acres of gently rolling countryside, one of New York's premier equestrian boarding and breeding farms, just one hour from New York City

To accurately judge the long range profit potential of an established equestrian center, several key areas must be examined. Above all other factors, the quality, efficiency and maintenance of farm facilities should be given primary consideration. At Cold Spring Farm, accommodations are top rate, attesting to the care and pride of its owners, veteran horsemen with over twenty-five years of experience in the Thoroughbred industry.

Widely acknowledged as one of the finest Thoroughbred boarding and breeding facilities in New York State, the farm embraces over 370 acres of clover, timothy and alfalfa divided by plank fencing into spacious paddocks and fields. Immaculately maintained farm dependencies include a newly constructed 29-stall barn with a potential laboratory, feed room and storage above; a 24-stall barn with large feed and tack rooms as well as storage capacity

for 16,000 bales of hay; a 5-stall stallion barn; substantial manager's house; and groom's quarters.

The main residence — a fully restored 18th Century manor — is a handsome example of the classic Center Hall Colonial. Set on a shaded knoll and fronted by a spacious veranda, the 10-room residence offers warmly appointed living arrangements for family, guests and staff. Throughout the bright and airy interior-refurbished wide-board pine floors, large brick fireplaces, and exposed beam ceilings lend authentic Colonial character.

A secluded and peaceful setting with magnificent views of Sugar Loaf Mountain, this outstanding property offers an ideal location with easy access to major highways and just 45 minutes from the Meadowlands, 90 minutes from Belmont and Aqueduct and an hour's drive from New York City.



Den



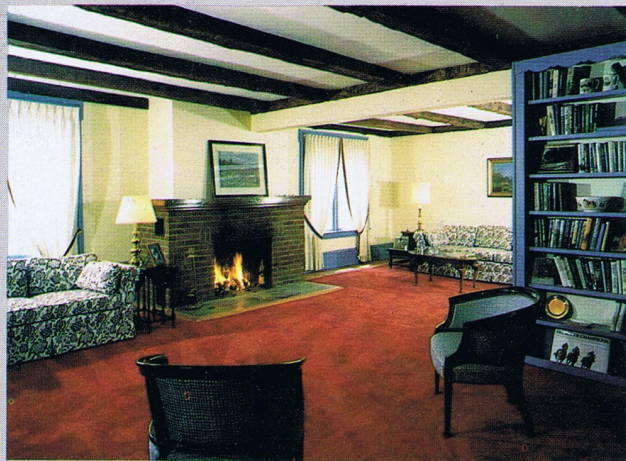
Interior of New Barn



Photography by Gil Amiaga

Pasture, pond and turn-out sheds

TABLE OF FACTS



Living Room

LOCATION: King's Highway, Sugar Loaf, New York. 2 miles from Chester, 6 miles from Warwick, 45 miles from New York City. Centrally located, Cold Spring Farm offers easy access to all major highways and is within a 45-minute drive of the Meadowlands and 90 minutes from Belmont and Aqueduct. Local express bus and train service to New York City. Settled in the mid-19 Century, the town of Chester is a quiet, rural community covering approximately 23 square miles with a population of 4,940 residents. Fine local schools include the John S. Burke Catholic High School, Tuxedo Park School (K-9), the Warwick School District and Orange County Community College. Varied recreational activities are provided at the Warwick Valley Country Club, Tuxedo Club, Warwick Town Park, Orange County Park and Greenwood Lake; superb skiing 5 miles away. 2 miles to Sugar Loaf, a picturesque craft village.

PROPERTY: 370 acres (possibility of purchasing additional wooded acreage). Approximately 60% of the land comprises gently rolling fenced pasture; 35% planted with timothy and alfalfa; 5% in woodlands. Magnificent views to Sugar Loaf Mountain. 4½-mile road frontage. Large pond. Two property wells supply ample water for farm and residential use. Substantial portion of property zoned for multi-unit dwellings. **Zoning:** Substantial portion of property zoned for AR-1, one acre dwelling, IP, Industrial Park, SR-2.5, three units to the acre.

RESIDENCE: 10 rooms (5 family bedrooms, 2 baths, 1 half-bath; 2 staff bedrooms, 1 bath). Authentic center hall Colonial, built in 1792. Extensively renovated and in excellent condition. 2-story; frame construction with asphalt shingle roof. Flagstone porch runs entire width of residence. Set on a shaded knoll, the residence offers tranquil views of the surrounding countryside.

First Floor: The spacious center hall with main stairway, introduces the principal rooms. To the left is the LIVING ROOM (20' x 26'), with wideboard pine floor, brick fireplace, Colonial-style mouldings, built-in bookcases and exposed beamed ceiling. Across the hallway, the DINING ROOM (16' x 23') similarly appointed, boasts a brick fireplace, hardwood floor, three built-in cupboards. Hardwood floors complement the OFFICE (11' x 15') while the DEN (16' x 24') includes a brick fireplace, wet bar, wall-to-wall carpeting, stained pine walls, and beamed ceilings. Both rooms offer access to a rear hallway with back stairs and half-bath. Adjacent to the living room is the KITCHEN (15' x 16'), warmed by a corner brick fireplace, and equipped with a double wall oven, dishwasher, refrigerator, washer & dryer, formica counters, wood cabinetry and three storage cupboards. The remainder of the service area comprises a half-bath and Tack Room.

Second Floor: The main stairs leads to an upper hall landing. From this vantage, one may enter the MASTER BEDROOM (11' x 16½'), with wall-to-wall carpeting, generous closet space and Sitting Room (7' x 9'). Adjacent to this room and situated to the south, another BEDROOM (10' x 16') features handsome pine paneling and wall-to-wall carpeting. Facing east are two carpeted BEDROOMS (13' x 13' & 8' x 13'), one with an adjoining Sitting Room. The fifth family BEDROOM (8' x 13') with wall-to-wall carpeting, enjoys bright southern vistas. Two Staff Bedrooms (10' x 11' & 7' x 12') with a full Bath complete this level.

Attic: Used for storage.

Basement: Three rooms. Two 275-gallon oil tanks, water filtration system and freezer.

OUTBUILDINGS: Manager's Residence: Living Room, Kitchen, Bedroom, full Bath, and basement Garage. Gas and electric heat. In excellent condition. 5-bay Garage with storage space above and attached 5-stall Stallion Barn. Original Barn with 24 stalls (each approximately 10' x 14'), large feed and tack rooms, storage capacity for 16,000 bales of hay; water and electrical service; adjoining Trophy Room with electric heat. Root Cellar, presently used as Groom's Quarters. Newly constructed Barn with zone lighting and 29 stalls (26 measure 14' x 14' and 3 measure 14' x 16'), Laboratory under construction, Office, Feed Room, and storage above; serviced by water and electricity.

REAL ESTATE TAXES: \$7,600 in 1981

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