

Paard Hill

25 Ram Island Road, Shelter Island



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Property Details / Amenities / Features

- | | | |
|-----------------------------------|---------------------------------|----------------------|
| - 36.27 Acres | - 60' Round Pen | - Electronic Fencing |
| - Farm House | - 40' x 60' Arena | - Room for Pool |
| - State-Of-The-Art Horse Barn | - 6-Stall Pony Barn | - Room for Tennis |
| - 70' x 150' Heated Indoor Area - | - Mowed Riding Trails | |
| - 100' x 200' Outdoor Arena | - 3-Hay and Equipment Buildings | |

Farm House

- | | | |
|-----------------------|-----------------------------------|---|
| - Built 1886 | - Original Wainscoting Throughout | - Well Water with Filter Installed |
| - Farm House | - Pine Flooring | - Room For Pool |
| - Bayviews | - 4 Bedrooms | - Full Unfinished Basement |
| - 3,340 SF+/- | - 3 Full / 1 Half Bathrooms | - Detached Heated 4-Car Garage (Equipment Shed) |
| - 6.42 Acres | - 1 Fireplace | - Private Driveway |
| - 2 stories | - Oil Hot Water Heat (2+/- Zones) | |
| - Cedar Clap Exterior | - Wall Unit Air Conditioning | |

First Floor

- | | | |
|-----------------------------------|--------------------------|--------------------------|
| - Entry Foyer | - Kitchen with: | - Breakfast Room |
| - Formal Living Room w/ Fireplace | - Jenn Aire Gas Range | - Office |
| - Formal Dining Room | - Fridgidaire Dishwasher | - Pantry/Mudroom/Laundry |
| - Powder Room | - Whirlpool Refrigerator | |

Second Floor

- | | | |
|---|--|--|
| - Master Bedroom | - 2-Jack-and-Jill Bedroom with Shared Bathroom | - Bedroom Suite with Access to Kitchen |
| - Master Bathroom with:
- Jacuzzi Tub and Shower | | |

Horse Barn

- | | | |
|------------------------------|----------------------------------|-------------|
| - 23 Stalls w/ 1 For Foaling | - Indoor and Outdoor Wash Stalls | - Lunchroom |
| - 2-Tack Rooms | | - Office |

Indoor Arena

- | | | |
|-----------|----------------|-----------------------------------|
| - Mirrors | - Viewing Room | - Arched Windows with Harborviews |
|-----------|----------------|-----------------------------------|



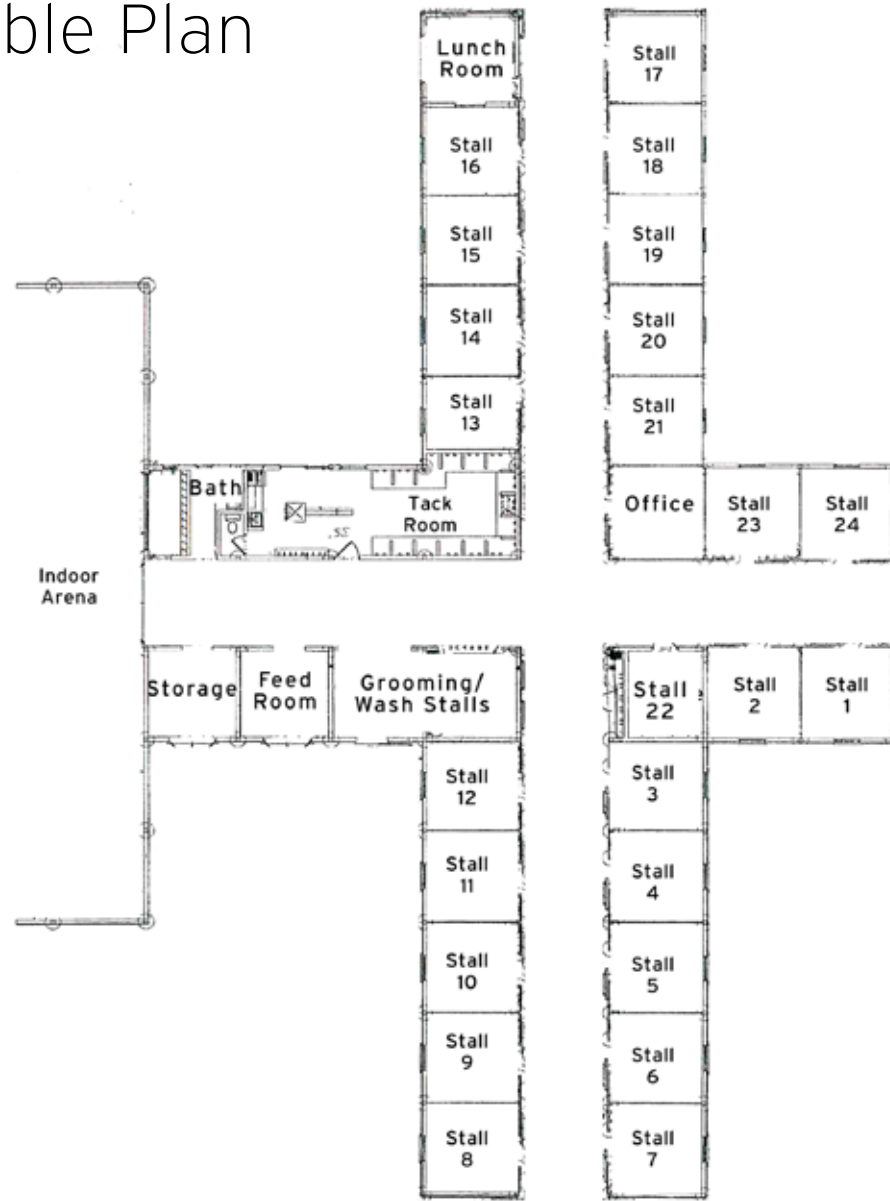
Paard Hill Equestrian Estate

PAARD HILL: SHELTER ISLAND EQUESTRIAN ESTATE WITH WATERVIEWS

Shelter Island. Sited on 36 magnificent rolling acres, on one of the highest points on idyllic Shelter Island, NY, overlooking Gardiners Bay and Coecles Harbor, Paard Hill is a true equestrian estate. The sprawling compound is comprised of a state-of-the-art barn with 23 windowed stalls including one for foaling, two tack rooms, indoor and outdoor wash stalls, lunchroom and an office. The attached 70' x 150' heated indoor riding arena has mirrors, viewing room, and arched windows with harbor views. The expansive pastoral grounds include a 100' x 200' outdoor arena with gazebo, a 60' professional round pen, 40' x 60' arena, 6-stall pony barn, and mowed riding trails throughout 29 acres. Three outbuildings provide storage for hay and equipment. The 1886 genteel farmhouse, sheltered by broad verandas and graced by water views, offers living room, formal dining room, country kitchen and four bedrooms. The property comes with deeded water access to the harbor where boats can be moored for motoring or sailing around the island. After riding, recount the events of the day over drinks at Sunset Beach or take the short ferry to savor the mainland shops and restaurants of the Hamptons. Come preview Paard Hill today.

Exclusive. **WEB# 42532**

Stable Plan



Horse Barn and Heated Indoor Arena



Indoor Arena



Barn



Tack Room



Barn Interior



Paddock



100' x 200' Outdoor Arena and Gazebo



Rolling Fields



Farm House



Mowed Riding Trails



Farm House Living Room



Farm House Kitchen



Farm House Bedroom



Farm House Bathroom



Paddock



Extensive Pastures



36+ Acre Equestrian Estate



Extensive Pastures



Waterviews



\$7.95M

25 Ram Island Road
Shelter Island

36.27 acres / 3,340 SF+/-

4 bedrooms / 3.5 bathrooms

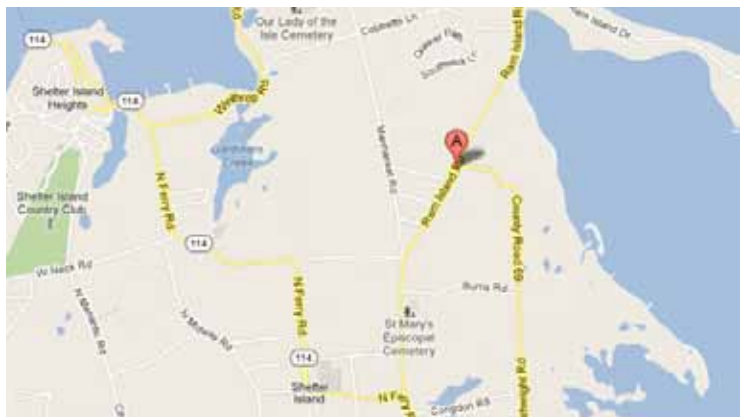
Tax Map: 0700-008.00-02.00-025.012

Yearly Taxes: \$19,235

For more pictures, video and info visit:

myhamptonhomes.com/42532

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