



MLS#: **S1272054** **Lots, Land, Farms, and Seasonal/Camps**

**A-Active**

**6300 Boughton Hill Rd**

List Price: **\$1,695,000**  
LP/SF: **\$84.31**  
Acres: **130.00**  
Cross St: **Boughton Hill Road**

County: **Ontario** Zip: **14425**  
Town: **Farmington** Pstl City: **Farmington**  
Area #: **Farmington-322800**

Lot Front: **160**  
Lot Depth: **3,200**  
Lot Shape:  
Lot #: **20,105**  
SqFt: **24**  
# Photo:

Subdivision:  
TxMap#: **322800-041-000-0001-029-000**  
City Nghbrhd:  
School Dist: **Victor**  
High School:  
Middle School:  
Elem School:

**General Information**

Type: **Agricultural, Farm - Working, Farm w/Residence, Other - See Remarks** Improvement:  
Topography: **Level, Rolling, Scenic, Slight Slope** Buildings: **Arena, Barn-Horse, Other - See Remarks, Outbuilding, Shed**  
Road Ft/Desc: **County** Milk Mkt: # Horse Stls: **18**  
Zoning: Open Farm, Other - See Remarks, Scenic View  
Land Feat: **Open Farm, Other - See Remarks, Scenic View**  
Addl Rooms: **Bonus Room, Family Room, Garage Apartment, Great Room, Guest Suite, Laundry-1st Floor, Office, Studio, Workshop**  
Bedrooms: **4** Baths: **3/2** Stories: **2.0** Rooms: **10**  
On Wtrfrnt: **Yes/River/Stream/Creek** Footage: **100**  
Name: **Other** Island Name: **NA** Rip Rgts: **No**  
GOM Rts Rsv: **No** Timber Rgts Rsv: **No**  
Public Remarks: **Large equine retreat! This high end facility could be operated as an exclusive World Class training facility or a secluded relaxing home for your pride and joy. This property is kept in immaculate condition. Spacious, groomed indoor riding arena, outdoor training grounds, wired for video surveillance cameras in barn and ample water. Fully insulated barn and arena with closed and open viewing rooms. Climate controlled wash stalls, 2 tack rooms, office, family room, and 2 full apartments provide spacious accommodations for trainers or guests. Replaced and upgraded the arena flooring to GGT, with the highest quality white sand. All situated on approximately 130 acres.**

Unbranded VT: [Click Here](#)  
Aerial Drone Video: [Click Here](#)  
Virtual Tour 3D:

Directions: **From Victor head south on 444 (Victor Holcomb Rd) left onto Rt 41 (Boughton Hill Rd) past the Country Club, on left to 6300 (on right)**

**Residence Information**

Style of Res: **2 Story, Other - See Remarks** Garage: **5.0/Detached**  
Exterior Cnstr: **Stone, Wood**  
BR 1st Flr: **0** BR 2nd Flr: **4** BR 3rd Flr: **0** BR Basement: **0**  
FB 1st Flr: **0** FB 2nd Flr: **3** FB 3rd Flr: **0** FB Basement: **0**  
HB 1st Flr: **2** HB 2nd Flr: **0** HB 3rd Flr: **0** HB Basement: **0**  
Kitchen: **Eat-In**  
Basement: **Slab**  
Floor: **Other - See Remarks, Tile-Some, Wood-Some**  
Attic: **None** Roof Desc:  
Addl Rooms: **Bonus Room, Family Room, Garage Apartment, Great Room, Guest Suite, Laundry-1st Floor, Office, Studio, Workshop**  
Interior Feat: **Ceiling Fan**  
Exterior Feat: **Balcony, Cable TV Available, Other - See Remarks**  
Appliances: **Other - See Remarks**  
Accessibility: **32 Inch Doors - some**  
Foundation: **Other - See Remarks**  
Emerg Backup: **Generator - Permanent**  
ENERGY STAR  
Qualified@:  
# Fireplace: **1** # Artificial: **0** # Gas: **0** # Pellet: **0**  
# Wood Burning: **0** # Wood Stove: **0** # Coal: **0** # Other: **1**  
# Freestanding: **0** # Not to Code: **0**

**Utilities Information**

Utils on Site: **Electric, Gas, Telephone On Site, Water** Waste Disp: **Septic, Septic Existing**  
HVAC Type: **AC-Central, Multi-Zone, Other - See Remarks**  
Utils Avail: **Electric, Gas, Telephone**  
Heating Fuel: **Gas** Water Htr Fuel: **Other - See Remarks**  
Water Supply: **Well**  
Type of Well: **None** Well Location:

**Miscellaneous Information**

Avail Docs: **Aerials**

Dev Status: **Other - See Remarks**

Soil: Restrictions:

Seller Provides:

Conditions: **Other - See Remarks**

Seller Stake in Lnd: Addl Site Data:

Driveway Desc: **Stone/Gravel**

Possible Uses: **Agriculture, Horses, Other - See Remarks, Recreational**

Lot Information: **Secluded**

# Crop Acres: **0.0000**

# Timber Acres: **0.0000**

# Wooded Acres: **0.0000**

# Tillable Acres: **0.0000**

# Pasture Acres: **0.0000**

**Financial Information**

Type of Sale: **Normal**

Annl Spc Assess: **\$0**

Lot Rent:

Tax Info:

Assess Val: **\$1,550,000**

School Tax: **\$20,947**

Town/Cnty Tax: **\$11,819**

City/Vil Tax: **\$0**

Total Taxes: **\$32,766**

Closed Date:

Sales Price:

DOM: **48**

MLS#: **S1272054**

Brett Ransford

Canaan Realty

Not Licensed in New York State

8645 E. Seneca TNPk Manlius, NY 13104

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