

# Presenting a Magnificent Historical Equestrian Estate 40232 Charles Town Pike, Waterford, VA



**Carolyn Young  
and Associates**

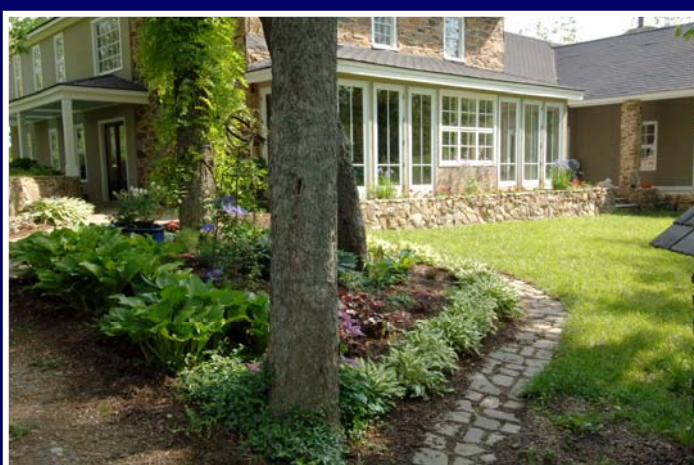
Direct: (703) 220-2978

Web Site: [www.cyoungsells.com](http://www.cyoungsells.com)



**RE/MAX**  
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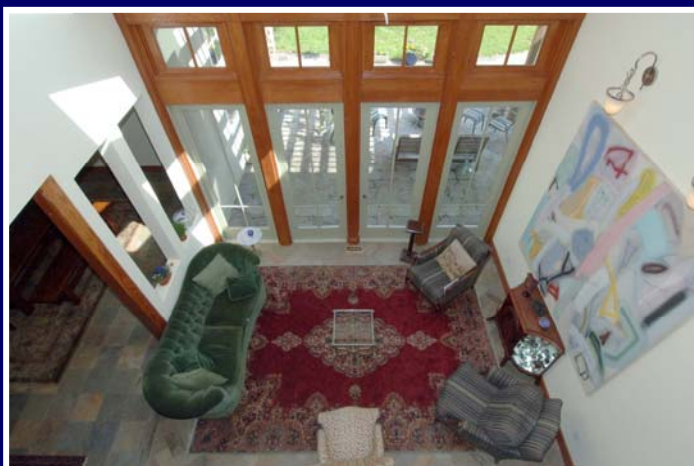
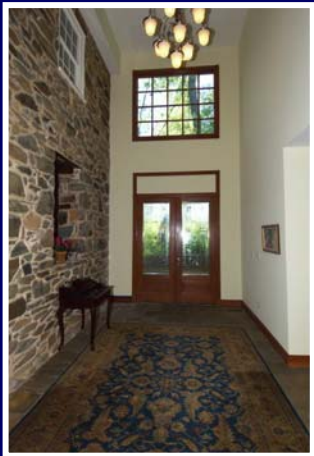
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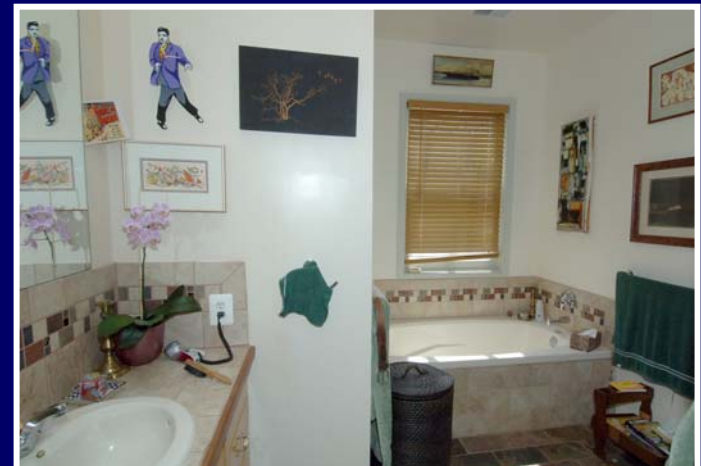
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## Special Features of this Magnificent Historical Equestrian Estate

Nestled in a mature setting ½ mile back from the road is a unique custom estate consisting of a 7,500 sq. ft. manor house, a 2,000 sq. ft. tenant house, a 1,500 sq. ft. carriage house, a new 8 stall 2- level bank barn, a 2 stall run out barn and numerous other outbuildings.

### THE MANOR HOUSE

#### EXTERIOR

- ☞ 1810 original stone manor house encompassed in modern floor plan
- ☞ 1994 log cabin addition
- ☞ 2001 post and beam/stucco
- ☞ Completely renovated and remodeled in 2001
- ☞ All new plumbing and electric
- ☞ 3 separate HVAC systems
- ☞ Radiant heat floors in strategic areas
- ☞ New well – 7 gallons per minute
- ☞ 2 pressure tanks
- ☞ 3 water heaters
- ☞ Rainsoft water system

#### ENTRANCE

- ☞ 10' x 15'
- ☞ 1810 stone wall
- ☞ 20' cathedral ceiling
- ☞ China Apricot slate floor

#### LIVING ROOM

- ☞ 15' x 26'
- ☞ Tongue and groove 20' wood cathedral ceiling with 4 skylights
- ☞ French doors to pergola patio
- ☞ China Apricot slate in herringbone pattern

#### DINING ROOM

- ☞ 15' x 26'
- ☞ 9' ceiling
- ☞ China Apricot slate floor

#### KITCHEN/MORNING ROOM

- ☞ 23' x 30'
- ☞ 1810 stone walls
- ☞ Italian terrazzo farmhouse sink
- ☞ 48" Viking professional range
- ☞ Élan oven
- ☞ Miehle dishwasher
- ☞ Raised hearth fireplace
- ☞ Original 1810 staircase
- ☞ Sunset Glory herringbone slate floor
- ☞ Radiant heat floor

#### LIBRARY/OFFICE

- ☞ 15' x 20'
- ☞ Log cabin walls
- ☞ Extensive built-in bookcases





# Special Features Continued

## THE MANOR HOUSE CONTINUED

### *LIBRARY/OFFICE CONTINUED*

- ☞ Jotul woodstove with unique stone surround
- ☞ 20' cathedral ceilings and carpet

### **MAIN OFFICE**

- ☞ 13' x 20'
- ☞ 9' ceiling
- ☞ Wrap around windows with view to pool
- ☞ French doors
- ☞ Patterned China Apricot slate floor with radiant heat
- ☞ Can easily be converted to 2<sup>nd</sup> main floor bedroom with full bath with sauna next door

### **GAME ROOM**

- ☞ 15' x 30'
- ☞ Log walls
- ☞ 20' tongue and groove wood cathedral ceiling
- ☞ Stone fireplace
- ☞ Additional 8' x 15' wet bar area roughed in
- ☞ Carpet

### **ENTERTAINMENT ROOM**

- ☞ 17' x 16'
- ☞ 10' ceiling
- ☞ Built in TV cabinet
- ☞ Tile floor with inlayed chessboard
- ☞ Radiant heat floor
- ☞ French doors to covered stone-columned front porch

### **MASTER SUITE**

- ☞ 24' x 27' plus 12' x 12' master bath
- ☞ 2 sinks and huge custom designed walk-in shower in bath
- ☞ Italian tile and silestone countertops
- ☞ Cottage style sleeping area with exposed beams
- ☞ 2 walk-in closets
- ☞ Built-in bookcases
- ☞ Gorgeous private views
- ☞ French door to deck with hot tub

### **ADDITIONAL MAIN FLOOR**

- ☞ 12' x 12' bath with large shower and 5' x 6' Finnleo sauna
- ☞ 8' x 10' laundry room
- ☞ 8' x 7' coat room with built-in shoe & scarf/mitten cubbies
- ☞ 2 extra 5' storage pantries

### **EXTERIOR**

- ☞ Elegant bluestone entry with stone walls
- ☞ Beautiful landscaping with numerous mature trees
- ☞ Recently refurbished Antony Sylvan built-in pool
- ☞ Extensive multi-level blue & plum stone patios with tile inlays
- ☞ Unique stone retaining walls





# Special Features Continued

## THE MANOR HOUSE CONTINUED

### *EXTERIOR CONTINUED*

- ∞ 12' high pergolas on 2 levels
- ∞ Sunken hot tub outside master bedroom

### **2<sup>nd</sup> FLOOR**

- ∞ Carpet throughout
- ∞ Wide hallway overlooking living room

### **BEDROOM 2**

- ∞ 15' x 18'
- ∞ Log walls with cathedral ceiling

### **BATH 3**

- ∞ 7' x 12'
- ∞ Large shower

### **BEDROOM 3**

- ∞ 16' x 15'
- ∞ 10' ceiling

### **BEDROOM 4**

- ∞ 16' x 15'
- ∞ 10' ceiling

### **BATH 4**

- ∞ 13' x 15'
- ∞ 3 vessel sinks
- ∞ Huge soaking tub with unusual waterfall fixture
- ∞ Privacy stall toilet with sliding door
- ∞ Walk-in shower

### **PLAY AREA**

- ∞ 23' x 15'
- ∞ 3 fabulous built-in wall bunks with sliding doors

### **COMPUTER ROOM OR BEDROOM 5 SITTING ROOM**

- ∞ 10' x 15'
- ∞ In 1810 stone house
- ∞ 2 built-in computer stations
- ∞ Connects to 1810 staircase into kitchen

### **KID'S TV ROOM OR BEDROOM 5 SUITE**

- ∞ 12' x 15'
- ∞ In 1810 stone house

### **BONUS ROOM**

- ∞ 14' x 15'
- ∞ Low ceiling cross-beams
- ∞ Great storage room or hidden playroom

### **DAYLIGHT BASEMENT**

### **LIVING ROOM**

- ∞ 17' x 23'





# Special Features Continued

## **THE MANOR HOUSE CONTINUED**

### ***DAYLIGHT BASEMENT CONTINUED***

#### **LIVING ROOM CONTINUED**

- ☞ Fireplace with wood stove
- ☞ Glass doors to ground level patio
- ☞ Lots of light

#### **BEDROOM**

- ☞ 12' x 15'
- ☞ Perfect for au pair

#### **BATHROOM**

- ☞ 6' x 8'
- ☞ Shower

#### **LARGE MECHANICAL ROOM**

- ☞ 15' x 30'
- ☞ Lots of storage
- ☞ Extensive Rainsoft water treatment system

#### **GARAGE**

- ☞ 22' x 26'
- ☞ Extra deep 2 car

### **OUTBUILDINGS**

#### **GARDEN SHED/TRASH SHED**

- ☞ 8' x 12' Stone building
- ☞ One side is a 3' x 8' garden shed
- ☞ Other side is 5' x 8' trash storage

#### **CARRIAGE HOUSE - SECOND RESIDENCE**

- ☞ Adorable 1500 sq. ft. tenant house incorporating the original 1810 stone "creamery"
- ☞ Built in 2003
- ☞ Interior stone walls
- ☞ Cherry hardwood and slate floors
- ☞ Cathedral ceilings & 9.6' ceilings
- ☞ 9' x 12' kitchen with cherry cabinetry
- ☞ 2 bedrooms
- ☞ 1 bath with soaking tub and large shower
- ☞ 1 powder room with exterior entrance for barn use

#### **GUEST HOUSE/IN-LAW HOUSE - THIRD RESIDENCE**

- ☞ Built in 2004
- ☞ Separate well, septic conjoined with carriage house
- ☞ Custom gambrel-roof 2,000 sq. ft. residence
- ☞ Extensive Dura slate roof and silo walls
- ☞ Barn design with unique 3-story windowed silo
- ☞ Cherry hardwood floors on main level
- ☞ Gambrel cathedral ceilings
- ☞ Beautiful 2-toned custom kitchen with silestone counters
- ☞ Fischer Paykel drawer dishwasher





# Special Features Continued

## OUTBUILDINGS CONTINUED

### *GUEST HOUSE/IN-LAW HOUSE CONTINUED*

- ✧ Master suite on main level
- ✧ Large Master bath with 2 sinks, jet-tub and separate shower
- ✧ Spiral staircase to upstairs loft and bedroom
- ✧ Private full bath in bedroom upstairs
- ✧ 15' x 10' exterior patio
- ✧ Additional 350 sq. ft. of loft space with wrap around windows in silo
- ✧ Basement level has 9' ceilings and is roughed in for a separate apartment - **or** -
- ✧ Basement level can be easily incorporated into main house for additional 1350 square feet

### **HORSE BARN**

- ✧ All new 2005 construction on original 1810 bank barn footprint and foundation
- ✧ Adjoining 2 large 4-board fenced several acre "turn out" fields

### **MAIN LEVEL**

- ✧ Cement center aisle
- ✧ 8 stalls (3 foaling size)
- ✧ Groundmaster stall mats
- ✧ 11' ceilings
- ✧ Fully electrified with lighting
- ✧ 2 tie-outs (wash area)
- ✧ 7' x 10' tack room
- ✧ Staircase to upper level

### **UPPER LEVEL**

- ✧ Loading ramp level accessible from upper barn side
- ✧ 18' ceilings
- ✧ 16' x 34' hay storage area
- ✧ 34' x 34' studio area
- ✧ 8' x 34' loft in studio
- ✧ Fully electrified with lighting in place

### **UPPER FIELD BARN**

- ✧ Adjoining 3 large paddocks with 4-board fencing
- ✧ 24' x 36'
- ✧ Run-out style with 2 - 12' x 14' stalls in back area
- ✧ Tack room
- ✧ 8' x 10' hay storage with hay loft above

### **DAIRY BARN**

- ✧ Original 2 story chestnut barn circa 1810
- ✧ Stone foundation and lower level walls
- ✧ 36' x 90' on both levels
- ✧ Not renovated but in exceptional condition – good metal roof



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LO6050975

Residential

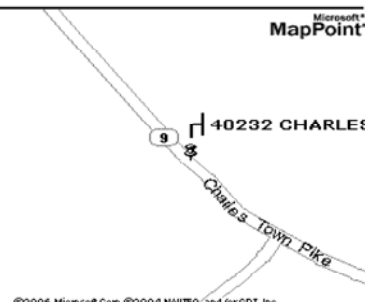
40232 CHARLES TOWN PIKE HAMILTON, VA 20158-3214

Metropolitan Regional Information Systems, Inc.  
Synopsis - Agent

Page 1 of 1  
17-May-2006  
10:10 am

Microsoft®  
MapPoint®

Status: ACTIVE  
List Price: \$2,675,000  
Ownership: Fee Simple - Sale  
BR/FB/HB: 6/5/0  
Lot AC/SF: 17.40 / 757,944.00  
Lvls/Fpls: 3 / 4  
Tot Fin SF: 7500  
Year Built: 1810  
Total Tax: \$12,037  
Tax Yr: 2005  
Ground Rent:  
Style: Colonial  
Type: Detached



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Legal Sub: Southard Land  
Adv. Sub: Southard Land  
Model:

HOA Fee: /mo pd

C/C Fee: /mo pd

C/C Proj Name:

Schools:

	Total	Main	Upr1	Upr2	Lwr1	Lwr2
BR	6	1	3	1	1	0
FB	5	2	2	0	1	0
HB	0	0	0	0	0	0

ES: WATERFORD

MS: BLUE RIDGE

HS: LOUDOUN VALLEY

Master Bdrm: 24 x 27 Main

Fifth Bdrm: 10 x 15 Upper 1

Rec Rm: 15 x 30 Main

Master Bdrm 2:

Living Rm: 17 x 23 Lower 1

Den: 13 x 20 Main

First- Bdrm:

Dining Rm: 15 x 26 Main

Library: 15 x 20 Main

Second Bdrm: 15 x 18 Upper 1

Kitchen: 23 x 30 Main

Sitting:

Third Bdrm: 16 x 15 Upper 1

Brkfast Rm:

Othr Rm 1: 14 x 15 Upper 1

Fourth Bdrm: 16 x 15 Upper 1

Family Rm:

Othr Rm 2: 12 x 15 Upper 1

Exterior: Deck, Fenced - Partially, Hot Tub, Patio, Pool (In-Ground)

Exposure: Garden/Lawn, Mountain View, Pastoral View, Scenic Vista

Exterior Const: Stone, Stucco, Wood

Roofing: Shingle-Asphalt

Other Structures: Above Grade,Barn/Stable,Below Grade,Guest House,Shed,Tenant House,Barn,Bank Barn,Cattle/Dairy Barn,Other,Carriage House,Office/Studio,Horse Stable,Storage Barn/Shed,Machine Shed

Lot Desc: Cleared, Farmette, Landscaping, Lot Premium, Stream/creek, Trees/Wooded

Basement: Yes, Fully Finished, Walkout Level

Parking: Garage

Gar/Crpt/Assgd Spaces: 2//

Heating System: Zoned

Heating Fuel: Bottled Gas/Prop, Electric

Water: Well

Hot Water: Electric

Cooling System: Central A/C, Zoned

Cooling Fuel: Electric

Sewer/Septic: Septic

Soil Type:

Appliances: Central Vacuum, Cooktop, Dishwasher, Disposal, Dryer, Exhaust Fan, Extra Refrg/Frz, Freezer, Humidifier, Icemaker, Microwave, Oven-Wall, Refrigerator, Washer

Amenities: Built-in Bookcases, Entry Lvl BR, Flue for stove, FP Glass Doors, FP Mantels, Granite Counters, MBA/Sep Shwr, MBA/Sep Tub, MBR-BA Full, Other, Rough In BA, Sauna, Tub-Soaking, W/W Carpeting, Walk-in Closet(s), Wd Stove Insrt, Wet Bar/Bar, Wood Floors

HOA/C/C Amenities:

Tillable AC:

Fenced AC:

Pasture AC:

Wood AC:

# Tenant Dwellings: 1

#Silos:

Best Use:

List Date: 13-May-2006

Update Date: 16-May-2006

DOM-MLS: 1

DOM-Prop: 1

Remarks: Nestled in a mature setting 1/2 mile back from the road is a custom built estate consisting of 7,500 sq. ft., manor house, a 2,000 sq.ft. tenant house, a 1,500 sq.ft carriage house, a new 8 stall 2-level bank barn, a 2 stall run out barn and numerous other outbuildings.

Directions: From Leesburg, Route 7 W, Route 9W, Approx. 1 mile, to Right at Carolyn Young's sign, down long driveway.

Show Instructions: Call 1st-Owner, Lockbox-Frnt Dr, Show Anytime, All Days, -

Listing Co: RE/MAX PREMIER, RMAX68

Phone: (703) 318-0067

Fax: (703) 318-8738

Listing Agent: CAROLYN YOUNG

Home:

Fax: (703) 995-0832

Office: (540) 882-4840

Pager:

Cell: (703) 220-2978

Owners: Mark O'Gara, Morgan O'Gara

Home:

Show Contacts: Mark & Morgan O'Gara

Home: (540) 882-4680

Sub Comp: 3%

Buy Comp: 3%

Add'l:

Dual: Y

DesR: Y

VarC: Y