16021 Partnership Road
Poolesville, Maryland 20837

Outstanding estate property offering the best of country living with the finest equestrian facility. Amazing location 35 minutes from Washington D.C. and located in Montgomery County's sought after agricultural reserve. Turnkey facility for professional operation or private family farm. Enjoy as one expansive 4 bedroom-plus family home or usable as two gorgeous private residences. The “New House” custom built in 2009 is stunning complete with 3 bedrooms, 3 ½ baths, gourmet kitchen, two offices, home theater, walkout gym and tv room with stunning views. The “Old House” is a custom built post and beam, cathedral ceiling home with 1 large master suite, 2 baths and additional loft library and office/guest space.

Close to 6000 square feet of finished living space with the highest quality finishes throughout. Fabulous views from every room. Many extras like complete home generator, full solar array, 4 car heated garage with loft. Bordering Seneca State Park, with access to numerous trails. Located in the Poolesville School system and just minutes to the town of Potomac. Beautifully maintained and move-in ready.

Equestrian Facility lovingly designed by a professional horsewoman with convenience and efficiency in mind. Fifteen acres, 75 x 200 foot indoor arena, 90 x 100 foot outdoor arena. Eight stall center aisle main barn, European stall fronts, auto water, conditioned tack room , grain room and loft lounge. Each stall has individual run out paddocks. Six additional shed row stalls with run-outs, water, electric and storage. Four bay hay/shavings/tractor/tool storage garage. Five large pastures and seven grass paddocks with water.

Offered for Sale at $2,100,000.00

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EQUAL HOUSING OPPORTUNITY

REALTOR®

First Level (Built in 2009)

- Extensive entrance foyer: Over sized entrance with wood door, slate/tile flooring, three coat/storage closets, staircase to upper and lower level, glass doors to screened porch
- Powder room off foyer: Designer sink and vanity
- Open concept great room, kitchen, dining area: walnut hickory hardwood flooring, recessed lighting, built in window seats with storage, stone gas fireplace, reclaimed barn wood beam, four sets of glass doors leading to outside porches and screened porch
- Chef's kitchen: Two large islands with granite counters plus breakfast bar, stainless steel appliances including a gas counter top stove, warming oven, under counter oven, dishwasher, wine refrigerator, oversized sink with insta hot, refrigerator with outside dispenser
- Coffee bar with built ins and decorative back splash
- Butler's pantry/serving area: shelving, cabinets, granite counter and decorative back splash
- Office off great room: built in book cases, storage cabinets and privacy glass door
- Second office off great room: built in bookcases, storage cabinets, privacy glass door and sliding glass doors to outside porch

Second Level (Built in 2009)

- Staircase with two landings
- First Landing with Laundry Room and access to second level of original house
- Laundry Room: Duet front loading washer and dryer, laundry sink, extensive built in cabinets, shelving and large counter space, tile floor
- Second landing with built in shelving
- Master bedroom suite: Gas fireplace with decorative reclaimed barn wood surround, recessed lighting, hardwood flooring extensive windows, window seat with storage, custom designed walk in closet with shelving, drawers
- Master bathroom: His and hers vanities, soaking tub, walk in shower with marble tile and seat, separate water closet
- Second bedroom: Extensive windows, recessed lighting, hardwood flooring and large closet with custom shelving
- Third bedroom: hardwood flooring, recessed lighting and closet

Lower Level (Built in 2009)

- Staircase from foyer with landing leading to lower level and to first level of original home
- Landing with storage closet
- Staircase to lower level
- Home gym area with wood laminate flooring
- Large recreation area: wood laminate flooring, recessed lighting, multiple large windows and glass doors to walk up stairs to screened porch
- Full bathroom: pedestal sink, tiled walls, tiled flooring, walk in tile shower
- Home Theater: built in shelving, 6 viewing chairs, interior walls and ceiling with sound deadening insulation
- Storage/utility room

Information deemed reliable but not guaranteed

First Level (Original Home built in 2005)

- Family room: separate front and side entrance, hardwood flooring, glass doors to outside porch and two sets of glass doors to screened porch, two story ceilings, wood beams and walls, staircase to second level
- White pine timber frame
- Kitchen: 6 burner gas stove, built in microwave, refrigerator, barnwood cabinetry
- Bonus Room: carpeted
- Powder room/full bathroom: pedestal sink, walk in shower
- Utility/ Laundry room: front loading stacked washer and dryer, laundry sink, shelving

Second Level (Original Home built in 2005)

- Walk way to Office area
- Office area with built in shelving and hardwood flooring
- Bedroom (4th) with access to second level of new section
- Full bathroom: whirlpool tub and shower

Additional Features and Amenities

- Hardiplank siding on exterior of house
- Upgraded flooring, 12 inch floor molding on first level, recessed lighting, 9+ foot ceiling on first level
- Doors: west side of house: first floor glass doors are Anderson hurricane-rated
- Windows: second floor west side of house are Anderson hurricane rated
- Three propane tanks: one 1000 gallon and second 500 gallon for house and third (1000 gallon) dedicated to generator
- Whole house generator
- Owner owned solar panels
- Dual flush toilets
- Sprinkler system: lawn in front and to west of house
- 4 car garage: heat/ac system, pull down stairs to upper level
- Heating and cooling: High efficiency forced air gas furnace and heat pump for air conditioning (new section); Mitsubishi split system (original home) and radiant floor heat in family room
- Whole house water filter and water softener
- Two 200 panels – 400 amp total service
- Paved shared driveway :upgraded to tar and chip (see driveway agreement)
- Extensive custom landscaping and mature trees
- Well and Septic
- Sale includes: 16021 Partnership Road – Lot 1 (13.59 ac.) and 16051 Partnership Road Lot P3 (1.15 ac.)
- 16501 Partnership has a storage shed (conveys “as is”)
- Currently in Agricultural Use
- Borders Parkland and riding/walking trails

Information deemed reliable but not guaranteed

Equestrian Facilities

Main Stable

- Custom built in 2009 with vaulted ceiling, double bubble insulation and matted center aisle
- Ceiling fans in aisle
- 8 stalls with stall mats, automatic waterers
- Each stall has its own walk out paddock with high traffic compacted stone-dust and Cr-6 plus upgraded gates
- Stall automatic waters have electric connected for heat tape in winter. Heat tape activates at ambient of 40 degrees and lower. Separate breakers to turn off during summer months
- Matted wash stall with hot and cold running water
- Feed room with custom porcelain tile floor and separate heat/ac unit
- Paneled tack room: original expanded to add 6×12 space, custom cabinets, storage and sink, custom porcelain tile flooring separate heat/ac unit
- Upper level storage and lounge area
- Lounge area – custom vanity with hot and cold water, reclaimed engineered hardwood flooring, separate heat/ac unit

Indoor Ring

- Built in 2009 by current owner
- 75 ft x 200 ft
- "Hoof Cushion" footing – blend of sand, fiber and shredded rubber
- Automatic watering system
- Double walls of mirrors
- Double bubble insulation to lessen radiant heat in summer
- Hurricane ties on roof
- Observation lounge with patio at entrance
- Additional storage area with 4 garage doors – used currently for hay and shavings storage

Additional Amenities

- Outdoor ring (approximately 90×130) – shredded rubber and rough edged stone dust with less than 1% grade to west to insure recovery after rain
- Two stall barn: water, electric and attached storage area
- Four stall barn: automatic waterer, water, electric
- Electric outlets at each shed stall for fan installation
- Gravel millings at each pasture entrance and around shed stall entrances
- 12 individual paddocks with 3 board fencing
- Borders Parkland and EPIC trail system

Items that do not convey: refrigerators in various barns, outdoor dressage arena walls and markers, indoor dressage arena walls and markers, jumps, outdoor water troughs, water and grain buckets

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