

19624 N Webber Canyon Rd. Property Features

HOME

- Built 2003
- 2,849 square feet
- 4 Bedrooms | 4 Bathrooms (2 Full, ¾ Bath & Powder Bath)
- Recently remodeled kitchen with shaker cabinets, granite countertops, stainless steel appliances, copper farmhouse sink, soft-close cabinetry, air-fry range, recessed lighting and propane fireplace
- Oil rubbed bronze hardware throughout (faucets, doorknobs, handles, hinges, fixtures etc.)
- Dedicated 4K theater room with surround sound, projector and equipment included
- High-efficiency 16 SEER heat pump with smart Wi-Fi thermostat
- Reverse osmosis drinking water system (to sink and fridge) & whole-home soft water system
- Built-in laundry cabinetry with folding counter and hanging area
- New exterior paint (2024)
- 3-car attached garage with insulated overhead doors
- 400-amp (2 panel) electrical service
- 30-amp & 50-amp RV hookups with water and septic connection

OUTDOOR LIVING

- 5.4-acre private retreat at the base of the Horse Heaven Hills Recreation Area
- Direct access to recreation area with adjoining BLM land
- Expansive wraparound concrete porch with panoramic views
- Pergola-covered back concrete patio
- 18' x 33' above-ground pool with cedar deck (painted 2023) and 5' black chain-link fencing with gates

SHOP (30' x 40')

- Built 2005
- 2x6 stick-built construction with insulated, finished interior
- Fresh exterior paint (2024)
- Separate 200-amp electrical service
- Heat pump
- Two insulated 10' x 14' overhead doors with electric openers
- 14' x 15' storage loft
- 9,000-lb two-post vehicle lift included
- Air compressor included
- Dedicated hobby/work area with exhaust ventilation for painting or woodworking (could be easily removed if desired)

BARN

- Built in 2013
- 1,600 SF insulated monitor-style barn
- Four 10' x 12' horse stalls with room to expand
 - Sliding doors and barred windows
 - Stalls have exterior access, sliding hardware installed (doors needed)
 - Dedicated power to each stall for water heaters, fans etc.
- Concrete floors with center drain
- 100 Amp electrical with lighting and outlets throughout
- Outdoor outlets and switches for electric fence chargers
- Cat-5 cable running to shop for internet extension
- 16' x 40' center breezeway with eight skylights for abundant natural light
- 12' x 12' Tack room with hot water, washer & dryer, wash tub, cabinetry and storage
- Insulated ceilings and walls for year-round comfort with heat pump with backup electric coils and smart WiFi thermostat
- Tongue and groove pine on each end wall and tack room exterior
- Large exhaust fan with thermostat controlled louvers and fresh-air intake
- Round pen included

LAND & IRRIGATION

- Approximately 3.4 acres of KID irrigation rights (buyer to verify)
- Approx 0.4 acres of lawn with UGS
- Approx. 2.25 acres of pasture with UGS
- 100' x 200' leveled area ready for a future riding arena
- New 2 HP irrigation pump
- 16 irrigation zones Wi-Fi and internet capable (can control from phone anywhere with internet) - 4 zones yard, 8 zones pasture, 2 zones house planter and drip (on separate timer).
- Drip irrigation throughout landscaping
- Clean concrete curbing
- Weir box and irrigation supply line already installed

HOBBY & STORAGE BUILDINGS

- Hobby Shed (12' x 14')
 - Insulated, finished interior
 - 20 amp electrical with outlets & lights
 - 6' x 6' rollup door
 - Attached insulated dog kennel with enclosed run
- Storage Shed (8' x 12')
 - Double doors
 - Matching siding and architectural roof