

189 Rogers Rd, Roseburg, OR. 97471

Lovely Equestrian Facility with Tuscan Style Estate Home

This beautiful property is conveniently located near I-5 in the Umpqua Valley which is known for its up and coming wineries and wines! The equestrian facility is currently leased to a full time operator/provider. There are 2 homes on this property. About one hour to the Eugene Airport.

Equestrian Center

17,000 sqft main facility
70 X182 foot indoor arena
19 stalls
800 sqft of heated and air-conditioned office or clubhouse
Beautiful tack room
Restroom
Hay Storage
Indoor shavings storage area
Tack up area
Water plumbed to each stall
Rubber matting in each stall

Horse Barn

4800 sqft
10 stalls - 2 are double size
Tack Room
Rubber matting in each stall
Grain room

Outdoor Arena

120 X 240 feet

Outdoor Round Pen

Machine/Equipment Storage & Shop

Approximately 25 acres of pasture

Within 15 minutes of Mildred Kanipe Park. This 1500 acre park is set up for riding horses on trails and picnicking.

Main House

3800 sqft home
Beautiful living room with hardwood flooring and oversized decorative fireplace
Spacious family room with carpeted flooring and sliding glass doors to outdoor patio
Lovely gourmet kitchen

- Thermador gas and electric stove with double ovens
- Wolf Oven
- 3 Dishwashers
- 4 custom sinks
- Granite slab counters

- Custom Island with one piece granite counter and copper sink
- Coffee and beverage cabinet with custom copper sink, wine or soft drink cooler/ refrigerator and custom cabinets.
- Breakfast nook
- Separate sitting and conversation area with access to the courtyard patio area.

Dining Room

Beautiful hardwood flooring with picture windows with beautiful views of the manicured yard

4 bedrooms

3 full bathrooms

Exterior

Custom granite pool and outdoor entertainment area

Pool house with bathroom, shower, and changing room

Sport Court: basketball or volleyball

2nd Residence

Beautifully updated

2 bedrooms and one bathroom