



THE HARLE GROUP

19011 176th Avenue NE, Woodinville, WA 98072

HOUSE

- December 2024 kitchen remodeled – new cabinets/hardware, sink, faucet, Samsung range, light fixtures
- 2023 new Samsung dishwasher
- 2024 new asphalt shingle roof and skylights
- 2024 front and back railings sanded, primed and painted
- 2024 new front, side and back door hardware
- 2024 upstairs bathroom painted
- 2024 laundry room painted
- 2019 new sump pump installed
- 2020 fuse box completely rewired
- 2019 installed SimpliSafe security system
- September 2024 underground heating oil tank removed, soil remediation completed and new above ground oil tank installed
- 2 car Detached Carport

COVERED ARENA

- 60' x 120' lighted and mirrored covered arena adjacent to New Barn with viewing area
- Features coarse washed sand and granulated rubber footing; arena is groomed every day with specialized machinery; watered as needed
- 2020 covered arena laser leveled and new coarse washed sand footing installed
- 2021 to present – footing laser leveled once or twice annually as needed

PASTURES & PADDOCKS

- 3.5 acre Gelding Pasture with extra-large open-sided shelter and .75 acre grazing area; front portion of pasture graded with French drains, road-base fabric, compressed 5/8 minus footing
- 1.75 acre Mare Pasture with multiple open-sided shelters and .5 acre grazing area; front portion of pasture graded with French drains, road-base fabric, compressed 5/8 minus footing
- Eight 60' x 55' paddocks each with covered, open-sided shelters and adjacent 100' x 55' grazing area; graded with French drains, road-base fabric, compressed 5/8 minus footing
- One ~60' x 180' paddock adjacent to house graded with French drains, road-base fabric and “pit run” (i.e. sand) footing, individual grazing area
- 13 Small Open-sided Shelters in all Paddocks and Mare Pasture
- 1 Large Open-sided Shelter in Gelding Pasture

All Turnout Areas (Paddocks and Pastures)

- 2020 - invested to removed hogs fuel from all turnout areas; excavated down to base rock and installed 5/8 minus rock under shelters, at gates and as needed in areas to level turnout grade

OUTDOOR ARENA

- 75' x 200' outdoor arena built to Olympic Dressage specifications
- Coarse washed sand footing
- Graded with French drains
- Road-base fabric, 13" of cured rock (2" rock at 95% density, 5/8 minus rock)
- 2020 – old hogs fuel footing removed, and new coarse washed sand footing installed
- 2024 – 4 loads of additional coarse washed sand footing installed

HAY BARN

- Holds 35 tons of hay
- Restroom with changing area

FENCING

- Fencing and Cross-Fencing System designed by King Conservation District to optimize use of land
- Eight 60' x 55' paddocks with covered, open-sided shelters and adjacent 100' x 55' grazing area; graded with French drains, road-base fabric, compressed 5/8 minus footing
- 2019 to present – regular maintenance and replacement as needed of old posts, broken electric fence lines, etc.
- 2022 – Road Paddock electric fence energizer replace

ICE HOUSE/TOOL SHED

EQUIPMENT SHELTER

WELL HOUSE/ GREENHOUSE

BARN

- Currently configured for 36 horses
- Can reformat configuration to increase to 49 stalls
- Hot / cold water wash rack with slip resistant and cushioning Polylast™ recycled rubber flooring
- Nine crosstie grooming stations
- Oversized individual tack lockers
- Rubber mats line the Main Barn aisles while the New Barn features textured concrete

New Barn/Covered Arena

- 19 stalls – 15 indoor, 4 outdoor
- 2025 main exterior wall, barn door and outdoor stalls primed and repainted (timing tbd)
- Automatic watering system in indoor stalls
- Fully matted stalls
- All stalls have windows
- Skylights adds plentiful natural light

Main Barn/Shavings Shed

- Currently configured with 17 stalls
- Can go up to 30 stalls
- Barn office – security system hard drive and monitor located in office – cameras located in both barns, covered arena, parking area
- Hay loft
- 2019 – new Polylast® footing installed in washrack
- Hot / cold water washrack
- Automatic watering system
- Fully matted stalls
- 2022 – new hot-water heater installed
- 2023 – washrack plumbing upgraded
- Shavings shed holds 46 yards of shavings
- Refrigerator and microwave