

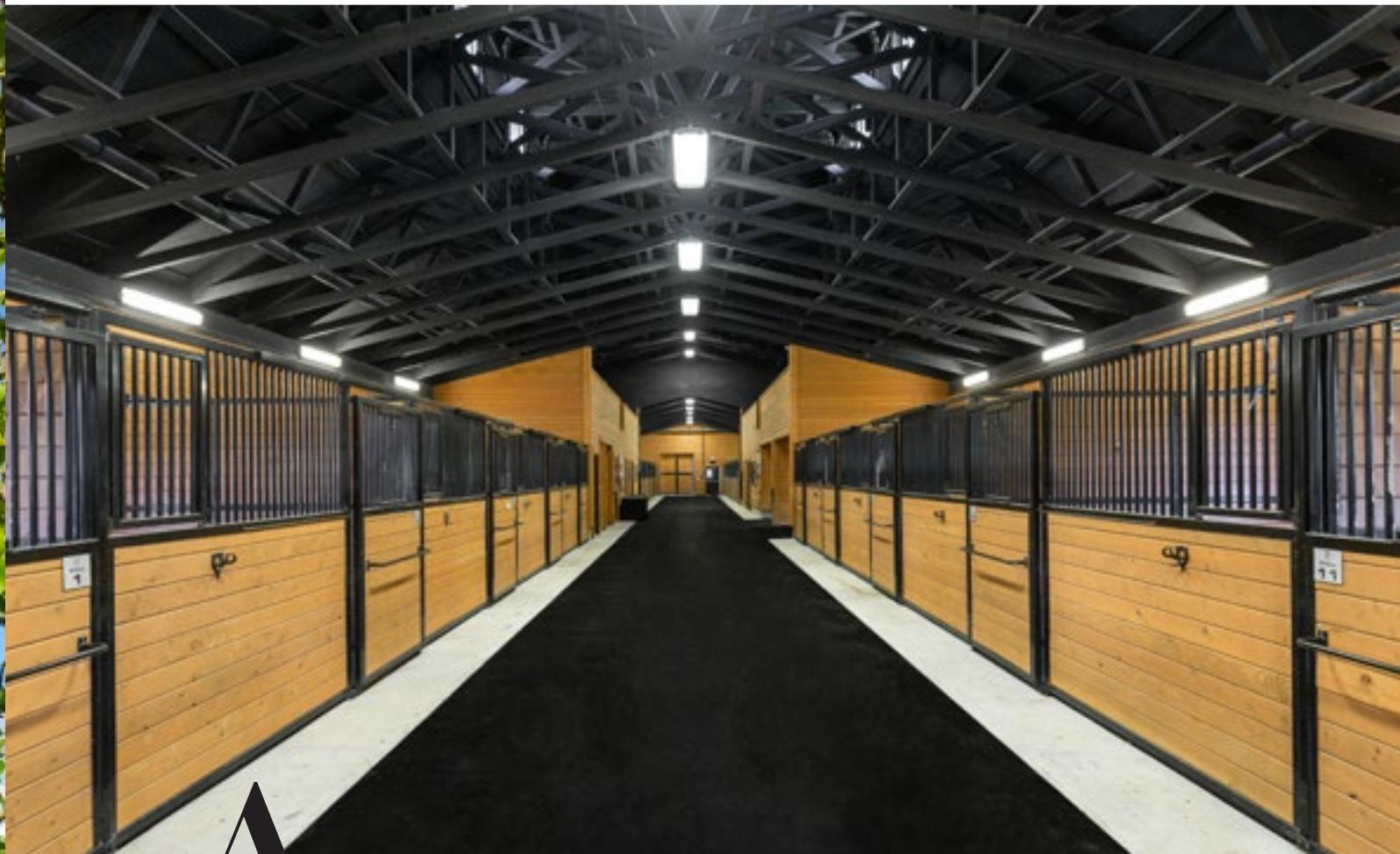
hot properties

Horsing Around

A unique opportunity for
horse lovers is up for grabs at
High Point Equestrian Centre

WORDS LISA MANFIELD > PHOTOGRAPHY DAN KIRCHNER, 360 HOMETOURS





As the scent of crisp winter air fills Campbell Valley Regional Park, listen closely and you'll likely hear the sound of hooves clip-clopping along the trails.

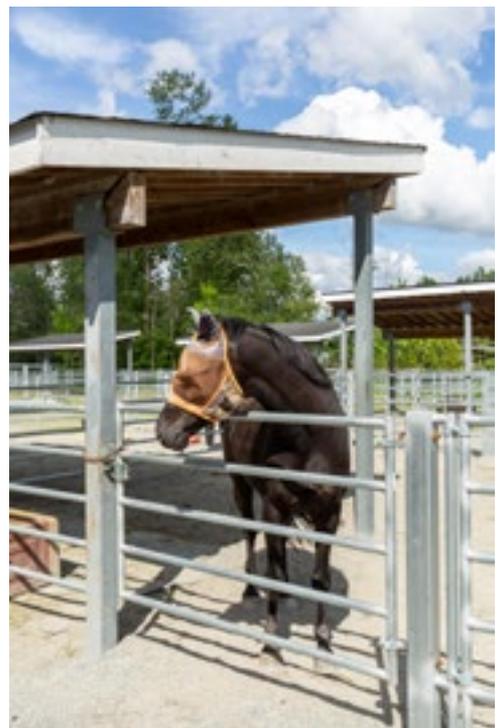
The 14 kilometres of wooded equine trails in the park are an easy lure for horse lovers who enjoy a canter in the forest—and the park is just a short trot away from one of Langley's most exclusive equestrian centres, located in the heart of the horse capital of British Columbia.

High Point Equestrian Centre sits regally at 200th Street and 8th Avenue in Langley, nestled into 13 acres of lush landscape and neighbored by luxury homes in the High Point development just blocks away.

The high-class equestrian facility features a state-of-the-art riding arena, stables, tack room, clubhouse, fitness facilities and a caretaker home, and it's surrounded by an 11-kilometre system of private riding trails—and all of this is now on the market for a mere \$24.5 million.

This is a commercial property that combines some of the most exhilarating aspects of country living—and riding—with the finer touches of a luxury lifestyle, making for a truly unique opportunity worth jockeying for.

Saddle up and let's take a tour.





MOUNT YOUR HORSES

Although it's a centre for horses, ducks will be the first animal to greet you as you pull into High Point Equestrian Centre and gaze upon the pond and fountains out front.

But your eye will quickly be captured by High Point's centrepiece and focal point: its grand, state-of-the-art riding arena. And it's clear this is no dog-and-pony show. This is a property with high-quality construction and attention to every detail.

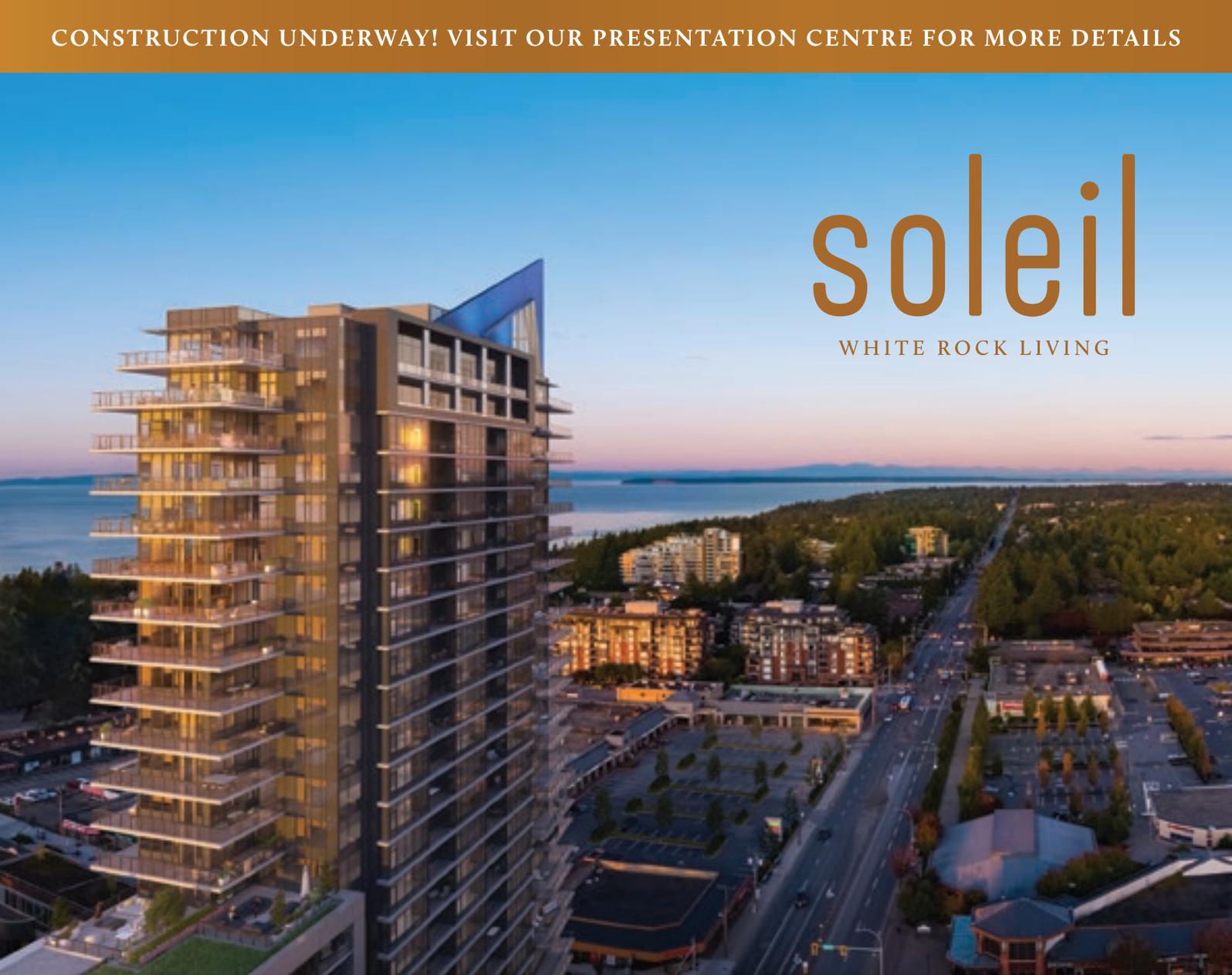
The perfect setting for small dressage shows and competitions, the arena features both indoor and outdoor riding areas with high-quality lighting, surround-sound stereo system, bleacher seating for 75 and RetenRight footings to protect the horses' delicate hooves and joints. A glass-enclosed viewing area enables spectators to enjoy the show from the comfort of the clubhouse.

Two barns, each with 20 stalls, allow ample room for the animals' indoor care, while a farriers' building and multiple storage structures serve as spaces for grooming, hay and other horse-care necessities.

Access to all-day turnout as well as to Campbell Valley and High Point riding trails enables horses and humans alike to enjoy the beautiful surroundings and all that this upscale equestrian centre has to offer.

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ENTERTAINMENT AND BEYOND

Accessible upstairs by elevator, a clubhouse attached to the main arena offers a cosy indoor retreat and entertainment space. With its wet bar, fridges, storage for catering, fireplace and an outdoor deck that's perfect for warm-weather gatherings, this venue is suitable for everything from small weddings to large birthday parties and private COVID-safe gatherings.

On the main floor, a games area with pool table and dart board is surrounded by two separate sitting areas and two additional fireplaces and windows onto the indoor arena. A top-shelf control system enables venue managers to power everything from lighting and heat to security—right from their phone.

An adjacent gym offers updated equipment, including Peloton bikes, for member access, along with yoga classes and personal training facilities.

A few steps away from the main building, a three-bedroom, three-bathroom house on the property, built to the same standards as the neighbourhood's luxury homes, offers a beautifully finished space for owners, guests or caretakers.

Completed in 2011, the centre has since been carefully maintained. More than \$1 million worth of plumbing and sprinkler systems installed throughout the main building and barns ensure fire suppression and on-going safety.



OPPORTUNITIES FOR FREE REIN

Horse lovers are well acquainted with the feeling of freedom and excitement that comes from heading out on a jaunt with their favourite equine companion. Whether it's hitting the open field where there's plenty of space to let out the reins and ride, or trotting pristinely around a stadium to audience applause, horse riding is unmatched in the benefits it brings, from health and fitness to companionship and pride in performance, as well as the daily joys of horse care and mucking.

And for equine entrepreneurs, there are a lot of ways to get a leg up in this community with a space like High Point. From horse breeding and training, to shows and competitions, to rental possibilities and fitness training, High Point Equestrian Centre offers a range of diverse business streams.

Consider what it could look like to ride alongside local community partners and bring Langley's cornucopia of riches into one central location. Whether that means tapping into local wineries or organic farms, feeding into the valley's larger show stadiums and horse farms, or growing out the health and fitness side of the centre, the opportunities here are nearly endless.

Just start by picturing yourself riding off into the sunset. **B**