

LITTLE LAKE FARM

CANTON, GEORGIA | SUMMER 2022 | WWW.LITTLELAKEFARM.COM



OUR SERVICES

The property sits on 15 acres of green pastures, surrounded by 4 board fencing, and plenty of turn around parking. Our 7 stall barn makes for a perfect location for boarding, 2 wash racks with hot & cold water, a rest room, a secure tack room, plenty of horse trailer parking, and easy accessibility to the 5+ miles of trails at nearby Garland Mountain. We offer dry stalls and full board with 24/7 onsite owners along with pasture board.

We are five minutes from downtown Canton shopping, one hour from Blue Ridge and are located one hour north of Atlanta, Georgia. There is an additional 1250 s/f of shop space to store your equipment or manage your business. **This is the perfect real estate investment for those seeking an income property. Learn more at www.littlelakefarm.com.** Here at Little Lake Farm, we are always looking for new families & friends to enjoy the equine life with us.

MONTHLY EQUINE BOARDING

Seven full turn out stalls bring a monthly rent of \$450 - \$550 including hay and feed.

APARTMENT RENTAL

A large one bedroom apartment makes the perfect Air B&B, Guest House, Inlaw Suite, or Rentable Apartment. \$1200 - \$1500 monthly.

PASTURE BOARD

Plenty of room for pasture boarding, Three pastures, one large, two smaller, and a holding pen all have lush forage that makes the perfect short term solution for equine owners. \$200 - \$300 monthly.

The Main House

- ❖ Built in 2009
- ❖ 14.88 Acres
- ❖ Five Bedrooms, 4 ½ Baths
- ❖ 7656 s/f Living Space
 - 3731 Sq Ft First Floor
 - 294 Sq Ft Second Floor
 - 3631 Sq Ft Finished Walk Out Basement
- ❖ Bedrooms – Five, Master on Main, Guest Bedroom on Main with Full Bath, Two Bedrooms in Finished Walk Out Basement, One Second Story Bedroom with Full Bath, and an Additional Large First Floor Craft Room
- ❖ Extra Large Master Suite with Sitting Area, Oversized Master Bath and Large Closet
- ❖ Chef's Kitchen, Large Island with Seating, Viking Appliances
- ❖ 3 Car Oversized Garage



The owners, trainers, and boarders at this barn are wonderful! Your horses will be well cared for and it's such a warm welcoming community. Garland Mountain is a short trip and makes for an amazing ride.

- Mary Anderson-Smith

The Barn & Guest House

- ❖ 2280 s/f Insulated Barn
- ❖ Seven 12' x 12' Horse Stalls
- ❖ 14' Center Aisle w/13' Barn Doors
- ❖ Rubber Floor Mats
- ❖ 12' x 12' Secure Tack Room
- ❖ Two 9' Wash Racks
- ❖ Single Oversized Bedroom
- ❖ Large Living and Dining Areas
- ❖ Large Kitchen Area with Island
- ❖ Full Bath
- ❖ Laundry Room with Washer and Dryer
- ❖ 1250 s/f Metal Building

FOUR STEPS TO FINDING THE BEST BOARDING BARN.

01

LIST WHAT'S IMPORTANT TO YOU (AND YOUR HORSE)

02

DETERMINE YOUR BUDGET

03

CONSIDER YOUR TRAVEL TIME

04

ASK AROUND, VISIT AND ASK QUESTIONS, AND THEN, REQUEST A TOUR

