

Exclusive Listing by Equestrian Estates and Farms

11437 Bethesda Church Road  
Damascus, MD  
\$2,500,000



*This is a completely turn key equestrian boarding facility with many other income generating potentials as well! The clients and workers of the boarding business all wish to stay. The facility consists of 50 stalls on 58.77 lush acres. The "lower barn" is a 32 stall center aisle barn. An adjoining building is a tack room with lockers and a bathroom for clients. Above the barn is a 4 bedroom apartment and a one bedroom apartment both of which are currently occupied by farm employees. The "upper barn" is a center aisle barn with 18 stalls and a heated tack room. Each barn has it's own wash stall. There is an 80 x 160 indoor ring with lights and a watering system. There are 2 outdoor rings! The larger of the two outdoor rings is 120 x 225. The smaller outdoor is 60 x 80. There are trails to ride out on from the farm too! The huge loft above the "upper barn" would be an amazing venue and the multiple homes/apartments could be used as B&Bs. There are 2 homes on the property. One home is a traditional farmhouse style with a large welcoming front porch. There is an eat-in kitchen, living room, dining room and one bedroom on the main level and 2 bedrooms upstairs. The second home is a brick Cape Cod style home. This home has one bedroom on the main level and 2 bedrooms upstairs. Pick one of the homes for yourself and rent the other! The rentals can be great additional income! The farm is conveniently located with access to 270 and 70.*

**Congratulations to Lauren McBain for being named a Top Agent by Washingtonian magazine for 2021**



Lauren McBain  
Re/Max Realty Centre  
Direct 301/252-3524  
Office 301/591-3920



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