

EXCLUSIVE OFFERING · HARMONY, PENNSYLVANIA

Where *Luxury* Meets the Land

232 Whitestown Road, Harmony, PA 16037 · Seneca Valley School District

OFFERED AT

\$1,850,000

40

FLAT BUILDABLE
ACRES

2

COMPLETE
RESIDENCES

Turnkey

EQUESTRIAN
FACILITY

100%

UTILITIES
AVAILABLE

*Rarely does a property of this caliber come to market — a **once-in-a-generation offering** combining dual luxury residences, a fully equipped equestrian facility, and 40 pristine, flat, buildable acres in one of Western Pennsylvania's most coveted corridors.*

THE RESIDENCES

The Main Farmhouse

COMPLETELY RENOVATED · NO DETAIL
OVERLOOKED

- Every bedroom features its own ensuite bath

The Luxury Wing

A RESIDENCE WITHIN A RESIDENCE ·
NEWLY CONSTRUCTED

- Fully self-contained — completely separate entrance

- Two primary bedroom suites — mezzanine & upper level
- Two elegantly appointed powder rooms on main floor
- Dual kitchens: newly reimagined main kitchen with dual new ovens
- Second kitchen: all-new Thermador high-end appliances throughout
- New Lennox boiler · Bradford & White tankless hot water heater
- New split AC · whole-house fan · new metal roof
- New flooring throughout · new composite decks & porches
- All-new chef's kitchen with finest high-end appliances available
- Open-concept living room: culinary sophistication meets comfort
- Elegant half bath on main level
- Vast, light-filled upper suite with spa-inspired bath
- Soaking tub · designer tile · boutique hotel sanctuary feel
- Multi-gen compound · guest retreat · caretaker's residence
- Luxury short-term rental income opportunity

PROPERTY HIGHLIGHTS

Equestrian Facility

- Fully rehabbed barn: new exterior wood & beam restoration
- 3 large stalls with cemented aisles + dedicated storage
- Regulation riding arena & round pen
- New safe horse fencing, new gates, run-in shed
- New commercial-grade GFI electric throughout barn
- Heated water buckets · infrared heater · stall mats
- Thoughtful pasture rotation plan included
- Arena drag & hay pallets included

Resort Outdoor Living

- Newly lined pool · new pump · new aluminum fence
- New pool house & large pavilion, new cement floor
- Amish furniture, teak swing & benches included
- Dramatic cauldron firepit for unforgettable evenings
- Magnificent larch pergolas framing the landscape
- Mature trees professionally pruned
- Zero-maintenance stone & boulder accents
- New board-and-batten Select siding

Outbuildings & Utility

- New large garage with full RV storage & electric hookup
- New loafing shed in the pasture
- Professionally installed gravel grid, all-weather access
- Greenhouse with planters for garden enthusiasts
- Propane furnace in garage
- 250-gallon diesel tank with pump
- Box freezer for feed storage
- Power sprayer & compressor

PREMIUM EQUIPMENT — TRANSFERS WITH PROPERTY

- ♦ Diesel Club Car with dump
- ♦ Suzuki Eiger Quad with snowplow attachment
- ♦ Two 100-gallon Rubbermaid water troughs
- ♦ John Deere 1445 Diesel 4WD Mower (72" deck)
- ♦ 250-gallon diesel tank with pump
- ♦ Round pen · arena drag · hay pallets
- ♦ Diesel Bad Boy Zero Turn (60" deck)
- ♦ Two sets cross ties & saddle rack
- ♦ Cauldron firepit · teak benches & swing





THE LAND

40 Acres of Pure Potential

All 40 acres are flat, fully buildable, and utility-served — the rarest and most valuable combination in today's land market. Located in a rising market with low inventory of comparable flat, utility-accessible acreage in the Seneca Valley corridor. Whether your vision is a private compound, equestrian community development, or a high-value subdivision, this land is ready to deliver.

- Private multi-generational compound*
- Luxury income-producing retreat*
- Equestrian community development*
- High-value residential subdivision*
- Ultimate turnkey horse farm*

AT A GLANCE

 Dual Residences Main house + luxury wing, fully self-contained	 Seneca Valley SD Coveted school district, prime Butler County location	 New Metal Roofs All structures, including house and outbuildings	 Rising Market Low comparable inventory · Priced to perform
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PROPERTY SHOWCASE

Experience the Estate *in Full Detail*

Watch the full cinematic property tour — every residence,
every acre, every extraordinary detail brought to life.

▶ **Watch Property Video**
media.360captures.com

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"This is not just a property — it is a legacy."