

25236 County Road 23 Esparto

Immaculate Horse Ranch

PROPERTY DETAILS



Listing Price: **\$595,000**

Listing Address: 25236 County Road
23
Esparto CA 95627

Bedrooms: 2

Full Baths: 2

Partial Baths: 0

SQ FT: 1420

Lot Size: 6.54 ACRES

Style: Ranch

Garage: 2 Car

QR Code:

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PROPERTY DESCRIPTION

This is an ideal location. Conveniently located to Sacramento and Bay Area this spectacular California lifestyle horse ranch has so much to offer. It is located in a mild climate. There are premium views that are nothing short of amazing.

This immaculate custom home is situated on 6.54 acres and built in 2000 by a local well-known contractor Dan Neri. Foundation may sustain a second story (check with builder), and the outside area is wired for 3 speakers. The home sets back from main road, there is a circular driveway, and is professionally landscaped w/drip irrigation, fountain, bridge & more.

This home features 2 bedroom 2 bath home is approximately 1420 sq. ft., a spacious great room with knotty pine vaulted ceilings, pellet stove, ceiling light/fan and surround sound, the greatroom is open to the kitchen is wonderful for entertaining, there is a nicely sized master bedroom with French doors leading the lush gardens, the bath features double sinks with a shower over the tub, there is an indoor utility room with full laundry, pantry and office area with ample cabinetry and another bath.

The barn is an immaculate. Cinder block, and wood construction, with a metal roof; it has 7 stalls with concrete isle floor and timed lighting plus a tack room with storage shelves, electricity and phone line. Piped for water to each stall, and there are outdoor paddocks fenced. There is an Attached shop w/ storage shelves, lights&220 plugs. Addt'l T posts & metal siding that will remain. The Top field is fenced with water lines for livestock/or horses
Bottom field is can be used for agriculture/hay; both are seeded for perennial oats/rye.

There is a Full size Arena fenced with gates & shade trees at west end. There is an area that is grated for a round pen and is ready for any buyer to install fencing. To make it easy for bring in large equipment there is a second entrance off the west field and so much more. It is indeed a must see!

CALL NOW FOR INFORMATION: 1-800-882-0235 EXT. 3006

CONTACT INFORMATION



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Equal Housing Opportunity

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