

9840 Gary Drive, Browns Valley CA

Features and benefits

Home Sweet Country Home:

- 2218 Sqft 3/2.5 Country Home
- Vaulted ceiling, sunny great room with fireplace and views of the pool.
- Hard surfaced flooring in living areas including Hand-scraped engineered hardwood
- Formal dining with views plus kitchen nook
- Spacious master suite on the main level with walk in closet, new carpet, shower and jetted tub
- Sun room or bonus family room with views of the pool
- 2 spacious bedrooms and full bath upstairs
- All rooms have lovely, pastoral views
- Recessed Coffered ceilings in Master & Dining rooms
- Great entertainment home with indoor and outdoor spaces
- New HVAC, Pool Pump, Appliances
- 590 sqft of covered, wrap around deck/porch
- 495 sqft of patio for outdoor entertaining
- 900 sqft detached Garage with shop space and bathroom
- 510 sqft guest or bonus room above garage
- Garage has 220 for welder and other tools

For the Horses:

- Perimeter fencing
- Safe horse fencing for pastures with 45 degree corners
- Irrigated pasture front and back
- 2448 sqft Ring O' Steel high end Barn including front porch
- Currently set up as three stalls: 12x12, 12x20 and 12x24 foaling stall (divisible)
- Large rubber matted stalls with paddock and turnout off each stall
- Sliding dutch doors on stalls, interior and exterior
- Indoor 12x12 hot/cold wash rack with heat lamp and deep sink
- Hard-wired ceiling fans with lights over each stall
- 12x20 tack/grain room with counter and built in cabinets, mini-refrigerator
- 12x12 Hay storage
- Misters
- Swinging blanket drying bars
- Sliding doors at both ends of barn aisle
- Extra high insulated ceiling for airflow and noise reduction

- Barn oriented for maximum airflow and prevailing breeze coming over the pond
- Riding track around property perimeter
- Large gravel turnaround area and trailer parking
- Drainage away from barn
- Level gravel drive next to barn for lameness exams
- Professionally installed 65' Round pen with sand and crumb rubber year-round footing

Other

- Fenced back yard
- Mature landscaping
- Lots of shade
- Lawn all the way around the house for fire protection, helps keep house cool
- Creek-like irrigation ditch
- Ample irrigation water
- In Ground Swimming pool with waterfalls.
- In-ground hot tub and solar heating for extra months of enjoyment
- New irrigation pump
- Automatic sprinklers – currently set up on B-hyve
- Seasonal creek
- Level And 100 % useable
- Large pump house
- Excellent well
- Proximity to Highway 20 for easy commuting
- Approx. 20 minutes to Grass Valley or Marysville & 1 hour to Sacramento Airport
- Fish & Game Open Space nearby
- UC Field Station Nearby
- Area of Upscale Ranchettes