

7512 Redhill Way

Premier Browns Valley View Equestrian Estate

Features and Benefits

OVERVIEW

- View, Estate Home: 4,438 sq. ft.
- 20.44 acres.
- Workshop: 53' x 35' + 20' x 29' = 2,435 sq. ft.
- Owned Solar plus Automatic Whole House Generator.
- In ground pool.
- Pump house: 9' x 14' = 126 sq. ft.
- Wood/Tool shed: 15' x 20' = 300 sq. ft.
- 2 Dog kennels: 10'W x 16'L = 160 sq. ft. each.
- RV Carport: 18'W x 35' L x 18'H = 630 sq. ft.
- Equestrian Barn: 43' x 55' = 2,365 sq. ft.
- Hay barns: 13' x 30' = 390 sq. ft. and 11' x 20' = 220 sq. ft. - 610 sqft total.
- Pastures: 7.5 acres (split in half), 5.5 acres (split in half), 1.5 acres (split in 3).
- 2 three sided shed rows: each 12'D x 24'W.
- Round pen: 63' diameter, 35' high at center.

Top Quality Estate View Home

- 4438 sqft, 3-bedroom 3.5 bath, split level home with multiple living areas.
- Tall ceilings, tall windows, Crown Moldings and tall Baseboard.
- Ideal home for entertaining with multiple entertainment areas and options.
- Skylights provide natural light inside the home.
- Great Room with Huge views, Cozy Hearth/woodstove and full-size wet bar.
- Large dining room and built in kitchen dining nook.
- Spacious, updated, chef's kitchen with extra-large pantry and granite countertops.
- Romantic Master suite on main level with wet bar, soaking jacuzzi tub with views, outdoor access to deck, hot tub, and more.
- Downstairs family/game room with exterior access and adjoining guest and bathroom ideal for multi-generational living.
- Upper View Patio area features built in BBQ, large covered area and hot tub overlooking the valley.
- Wrap around covered Concrete deck off main level bedrooms.
- Lower level patio with easy access to Inground pool and surrounding pool deck patio.
- Tons of storage space.
- Energy efficient, with owned solar, whole house generator and propane tanks.
- Fire Resistant Stucco Exterior with concrete Tile Roof.
- 3 Car attached Garage.
- Low maintenance, water efficient landscaping with year-round blooms.
- Fenced, container garden area with many perennials.
- Hard surface driveway with turnouts.

Professional Quality Horse Facilities

20+ acres fenced and cross-fenced, split into three main pasture areas:

- 7 ½ acres (approx.), water troughs, 12'x24' three-sided shelter.
- 5 ½ acres (approx.), water troughs, 12'x24' three-sided shelter.
- 1 ½ acres (approx.), water troughs, split into three ½ acre turn-outs.
- Additional approx. 40' x 50' fenced corral with 12' x 12' shelter and water trough.
- Water troughs are automatic and supplied by well water.
- Oak trees throughout for shade.
- Property boundary and pasture fencing is welded pipe and no-climb fence.
- Electric tape fencing splits pastures and turn-outs.

Fully equipped 2,365 sq. ft (approx.) custom-built barn:

- 19'W x 55'L breezeway with welded pipe tie rail and rubber matting, roller shutter doors at both ends.
- Four approx. 12' x 12' rubber matted wooden-walled stalls, each with 12' x 24' matted run out.
- Potential for several more stalls.
- "Little Giant" automatic waterers (well water) and feed troughs (accessible from breezeway) in each stall.
- Double gate access direct to riding arena.
- Approx. 14' x 12' matted grooming area with cross ties.
- Approx. 12' x 14' storage area with roller shutter door for direct access to arena.
- Approx. 12' x 14' insulated wood paneled tack room with saddle racks and tack hangers.
- Grain room.
- Pyranha Spraymaster fly control system for complete breezeway and stall coverage.
- Knotty pine Office/lounge with kitchenette, heater, 4 ring electric stove-top, large capacity washing machine.
- Half-bathroom (dedicated septic for barn).
- Trailer parking/loading/unloading area on side of barn, plus spare pipe fence materials.
- Brick-built wash rack with floor drain, rubber matting, overhead hose swing arm.
- Plenty of trailer maneuvering and turn around space.

All-weather, outdoor arena with view:

- 80' x 120'.
- Three-rail vinyl fencing.
- French drains, 1" rock base, cloth then 8" to 10" deep fine gravel riding surface.
- Multi-zone watering system for dust control with booster pump for complete coverage.

Covered round pen:

- 63' diameter, octagonal steel I-beam construction.
- Vented ribbed steel roof, 35' at center.
- MD Barn kick-proof steel panel perimeter with double gate for vehicle access.
- Sand riding surface.
- Multi-zone watering for dust control.

Hay barns:

- One 13' x 30' (390 sq. ft.) with gate.
- One 11' x 20' (220 sq. ft.).
- Three-sided wood frame, steel walls and roof.
- Storage for 250+ bales.
- Includes following items stored inside; straw wattle burlap roll for erosion control, cavaletti jumps, roll of no-climb fencing and a pallet of roof tiles for the house.

Horse Boarding Business Simulation

- This is for guidance only, based on running a boarding for retired horses, called Mont Cheval, from 2006 to 2020.
- Sample boarding contracts, barn rules and notices are available upon request.
- The property can handle up to 4 horses in the barn, plus up to twenty in pasture. However, 12 in all would be the maximum advised without needing to hire help and to minimize pasture erosion.
- Local help is available for handling the horses, including feeding, turning out, stall cleaning, blanketing etc if needed, either fee-based or exchanging help between neighbors as needed.
- Pricing for boarding in a stall in the barn could be higher than the pasture boarding shown in the table.
- Hay is locally sourced and various mixes are available. 8 bales per horse per month is based on 3 to 4 flakes per horse per day, depending on the season, and a 3-wire bale.
- All supplements, farrier, vet, and other extra costs are billed directly to the horse owner and do not appear in the table.
- Contact details for vets, farrier, and local feed stores are available upon request.
- The following table is based on 2019 pricing.

Per year	Calculation	Income (\$)	Expenses (\$)
Pasture boarding 10 horses	\$350 p/c/m x 10 horses x 12 months	42,000	
Hay - 8 bales per month per horse	\$15 x 8 bales x 10 horses x 12 months		14,400
Insurance	Annual		2,000
Marketing, web site, advertising	Annual		2,000
Maintenance supplies	Annual		5,000
Ranch vehicle running expenses	Annual		2,200
Total		42,000	25,600
Profit		16,400	

Green Energy Efficiency with Backup Power

Solar Panels:

- Installed in 2007, fully owned.
- 54 photovoltaic panels mounted to Workshop roof generating 9kW.
- Two inverters split between two meters, 5kW for the house and 4kW for the rest of the property.
- Participation in PG&E NEM (Net Energy Metering) program.
- Power generated goes directly to the grid as a credit against usage.
- When generating more than used, meters run backwards.
- Monthly billing limited to only \$9.86 per meter (as of February 2020).
- Annual true-up billing in July each year based on amount used over amount generated (use dependent).

Whole House Generator

- Installed in December 2019, fully owned.
- Generac 22kW, 100-amp propane generator.
- Situated next to Workshop.
- Automatic start/stop based on detected power outage/restoration.
- Automatic bi-weekly 5-minute exercise mode to ensure reliability.
- Wired (buried) to main service panels on side of Workshop.
- Two Automatic Transfer Switches (ATS) provide power to the house service panel and well/pool equipment in case of utility company power failure or Public Safety Power Shutoff (PSPS) event.
- Dedicated, owned, 500-gallon propane tank situated next to generator provides +/- 10 days continual power under normal usage.

Spacious Workshop with many additional items

- 53' x 35' (1,855 sq. ft.) main room with adjoined 20' x 29' (580 sq. ft.) secondary room, totaling 2,435 sq. ft.
- Wood frame, finished inside walls, steel exterior walls and roof.
- Concrete slab.
- 11'W x 11'H and 12'W x 12'H powered rollup doors in main room. 16'W x 12'H manual rollup door in secondary room. 1 steel reinforced man door.
- 110 V and 220 V 100 Amp supply with 50 Amp outlet for welder.
- Electric fence charger in building for pasture below workshop.
- Lit workbench with vice with storage cabinets and drawers underneath.
- 60-gallon 6 horse air compressor with air conduits and multiple connections.
- Mezzanine for additional storage (replacement skylights included).
- Enclosed storage room with shelves containing pool supplies, pool sweep and touch-up paint (included).
- Solar panels installed on roof; inverters installed inside with through-wall connections to main service panels on outside of workshop.
- Spare white vinyl fence rails, post and caps (included).
- Spare "440 Fence" white powder coated metal fence rails, posts and caps (included).
- Spare siding, trim, baseboard, conduit, schedule 40 pipe, gutter and downpipes stored in attic included.
- Thermal pool cover and reel (included).

Additional Buildings

Pump House:

- 9' x 14' (126 sq. ft.) wood frame, finished inside walls, steel exterior walls and roof.
- Concrete slab.
- Well pressure tank, main well water routing controls and valves for property.
- Booster pump for pressurized house supply.
- Concrete water storage tank for gravity feed to workshop, outdoor spigots, pasture water and barn.

Wood/Tool Shed:

- 15' x 20' (300 sq. ft.) wood frame, finished inside walls, steel exterior walls and roof.
- Concrete slab.
- 8'W x 7'H garage door (manual).
- Ideal for gardening tool storage.
- Firewood storage.
- Room for side-by-side utility vehicle (UTV) or ATV, mowers etc.

Dog Kennels:

- 2 10'W x 16'L (160 sq. ft.) chain link kennels, one with tarp cover.
- Raised concrete slab with drains for easy cleaning.
- Well water spigots.

RV Carport:

- 18'W x 35'L x 18'H steel frame and side walls (open ended).
- Concrete slab.

Access to Browns Valley Irrigation District (BVID) Water

- Service starts May, ends November (dependent on weather).
- Used for landscaping only, as pastures should not be irrigated due to abundant oak trees. Outlet is available in fenced area at top of pasture behind fruit trees if pasture irrigation is desired.
- Current service provides 1 miner's Inch of water, (approximately 13,000 gallons a day of continual flow) but can be more. Cost of the service is about \$570 per year.
- Pump house with water powered turbine (unaffected by any loss of electricity) at corner of White Oak and Redhill Way provides a pressurized line to the neighborhood with a roadside service box opposite side of the road to the SE corner of property.
- 7 landscaping watering zones supported with individual programmable controllers with up to 6 heads per zone.
- System drain at service box and filters at heads should be cleaned 2 weeks after service starts.

Internet Service ideal for Working from Home

- Succeed.net is the service provider, with fixed wireless (line of sight to neighboring tower), not satellite.
- Current service is \$109.99 per month for "Family" package.
- Up to 40 Mbps download, 5 Mbps up, 600GB data cap
- Low latency and lag allow multiple HD streams.
- Very capable for working from home with VOIP telephony and HD video conferencing.
- Expandable to Up to 50 Mbps down and 7 Mbps up with unlimited data.
- Cheaper, less performant packages are available from Succeed.

Things to do around the area

- Renowned local wineries (in Bangor, Oregon House and Nevada City) and easy access to Napa, Amador and Lodi regions.
- 90 minutes from Lake Tahoe for watersports, sightseeing and closest skiing at Sugar Bowl and NorthStar. Squaw Valley, Heavenly and Kirkwood ski resorts within easy reach.
- Sacramento is just 60 minutes away offering rich cultural heritage of the State Capitol, museums, restaurants, the Old West Downtown and Riverside areas.
- Sacramento Airport (SMF) is just over an hour away, providing both national and international flights.
- Picturesque Grass Valley and Nevada City are 45 minutes away, offering fine dining, the Empire Mine State Park and historic downtown areas.
- Nearby Marysville and Yuba City provide for all your shopping needs, with major stores for grocery, ranch supplies and well as gyms, medical facilities and many restaurants.
- There are many local events such as car shows and wine tours in Grass Valley, and the Penn Valley Rodeo. The local Loma Rica Lions Club hosts crab feeds and other events such as Zumba classes.
- Numerous social activities are available in the immediate neighborhood, including pot luck lunches, bunco nights and neighborhood get-togethers.
- Hunting, fishing, boating and hiking are popular activities with local resources such as Collins Lake and numerous other lakes and reservoirs, along with BLM land and the nearby Sutter Buttes offering guided sightseeing and nature hikes.
- Trail rides are available directly from the neighborhood with staging areas for trailers on Dolan Harding.
- There is a local Neighborhood Watch group and an online Nextdoor community for the immediate neighborhood.