

# HANEY & ASSOCIATES AG & ESTATE PROPERTIES

CONNECTING SELLERS & BUYERS OF FINE RANCH ESTATE AND AG PROPERTIES



## MULTI-DIMENSIONAL PROPERTY ON 55+/- ACRES \$2,200,000

**Secluded Multi-dimensional Ranch on 55+ac.** Young 5th leaf Almond Orchard, Oakdale Irrigation District. Beautiful Plantation Style Home, Complete Horse/Boarding Facilities, Roping/Riding Arena & Pasture. Modular Home & Large Shop, Apartment, & Office! This property has it all! The beautifully designed custom home is 3,686 sf, 4 beds/3 baths, custom cabinets and crown molding thru out. Finished 2 car garage. Strategically designed with every room having a view! The large estate property is in a gorgeous, peaceful, and quiet setting off Rodden Rd in Oakdale. The statement custom home has stunning 15 ft. living area ceilings, Milgard windows, hardwood floors and plantation shutters thru out. Lifetime concrete tile roof, custom stucco, soaring columns, and landscaping. Large 2,500 sf Modular Home 3-beds/2 baths is high quality with beautiful views as well. 28 ac. Almond Orchard features Nonpareil, Monterey, & Aldridge varieties. Land available on property for additional orchard development.



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Property Video Tour - <http://pfretour.com/92235>

## Presented by – Haney & Associates Real Estate



### A Classic Plantation Style Home

### Almond Orchard & Horse Property

#### Amenities

This is a multi-dimensional property on 55+ acres with an 5<sup>th</sup> leaf Almond Orchard in the Oakdale Irrigation District, A Beautiful Plantation Style Home, Complete Horse Boarding Facilities, Pasture, Modular Home, Large Shop, Apartment, and Office! This property has it all! The beautifully designed custom home is 3,686 sf, 4 bedrooms, 3 bathrooms, custom cabinets and crown molding thru out entire home and a finished 2 car garage. Strategically designed with every room having a view of this beautiful property! The large estate property is in a gorgeous, peaceful, and quiet setting off Rodden Rd in Oakdale.

The statement custom home was built in 1995, the living areas have stunning 15ft ceilings, Milgard windows, hardwood floors and plantation shutters thru out. With a lifetime concrete tile roof, attractive custom stucco, beautiful soaring columns, and landscaping...

**Kitchen**, custom cabinets tastefully finished in white, and Corian counters. Gas range, built-in microwave, trash compactor, dishwasher - all appliances in stainless steel.

**Master Bedroom** with its beautiful molding and trim has an oversized his/her walk-in closet with cedar lined flooring and fully usable closet organizers. The view out the expansive windows is amazing!

**Master Bathroom** has double sinks, sunken jetted tub, and a separate shower, finished with tile.

**Second Master Suite** on the other side of the home.

**Front Door Entry** with beautiful soaring ceilings, molding, and trim.

**Family Room and Living Room** beautiful and inviting with 15 ft ceilings having custom cabinets and a gorgeous fireplace.

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**Office/Reading Room** with beautiful window paned double sliding doors to close for solitude.

**2-Car Garage** is finished and the whole house vacuum is stationed there.

**Covered Back Porch/Patio** is huge and has gorgeous views of the surrounding Oakdale hills and almond orchards.

**Roof** lifetime concrete tile.

The home has an abundance of custom cabinets in both oversized hallways for storage.

Two central air heaters/central air conditioners zoned for energy efficiency. Two gas water heaters as well.

The usable space and peaceful surroundings lend itself to amazing times with family and friends!

**1. Almond Orchard**

28 acre of 5<sup>th</sup> leaf Nonpareil, Monterey, Aldridge varieties. 15+ acres available for additional orchard development.

Planted ½ Nonpareil, ¼ Monterey, ¼ Aldridge

Orchard is irrigated by micro sprinklers. Irrigates in 1 set. Water source is Oakdale Irrigation District with a 25hp boost pump

**2. Horse Facilities** include 23 stall horse barns, tie racks, wash rack, tack room, round exercise pen, hot walker, roping arena, 140 x 80 ft covered riding arena (with lights and sprinklers for dust control), approximately 14 acres of irrigated pasture. All the horse facilities are well made and built to last!

**3. Shop** (30 x 60ft) with a 12ft wide x 14ft tall roll up door. Has an attached 1400sf **Apartment** and a two room **Office**.

**4. Modular Home** 2500sf, 3 bedrooms/2 baths, in very clean condition. Top of the line by Carston built in 2004