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|  | Western Ranch Home  Walnut Orchard & Horse Property  Amenities |

**Introducing a multi-dimensional property on 37+ acres, a ranch estate that has it all:**

* young walnut orchard and large shop
* beautifully-crafted western ranch style home
* horse facilities, including roping arena
* 3 possible additional residences: apartment, modular home, and office/home

This tasteful, ranch-themed, custom home has 2885 sf, 3 bedrooms, and 3 bathrooms. It was built in 1997 and totally remodeled in 2006. This lovely home boasts Milgard windows, custom knotty alder cabinets and doors, beautiful hickory hardwood floors throughout the entire home, plus a finished 2-car garage. Western touches and finishes, a handsome custom staircase, and a true rancher man-cave/bar for entertaining make this home a rare find.

The property has a 24+/- acre young Chandler walnut orchard. Rounding out the ranch are a roping arena, horse barn, covered stalls, wash rack, tie rack, and a tack room with a rotating door, to simplify tacking up. This ranch estate property graces a gorgeous and peaceful setting off Yosemite Blvd., in Waterford. With easy-care landscaping, a beautiful pool and spa, and breath-taking views of the Tuolumne River and the Sierras, this property is a must see.  
  
**Kitchen** is well appointed with:

* knotty alder custom cabinets and granite counters
* gas range, with convenient pot filler
* built-in microwave, dishwasher, refrigerator with custom knotty alder finish panels
* stainless steel Kitchen Aid appliances
* farm-style sink and ample pantry cabinet

**Master Bedroom** is nicely equipped with a semi-vaulted ceiling, and a balcony to take advantage of views of the Tuolumne River, horse area, and roping arena.

**Master Bathroom** has it all:

* double sinks and custom tub
* walk-in, glass-walled, double-headed shower
* granite counters and flagstone floors
* walk-in closet, finished with organizers

**Family Room** boasts cobblestone/beamed fireplace, views, and gorgeous Hickory wood floors.

**Office/Reading Room** is roomy, finished with knotty alder custom cabinets.

**Rancher Man-Cave/Bar** is a handsome TV room with a solid feel. Granite counter bar is complete with a sink, refrigerator, and icemaker.

**Laundry Room** has a deep sink, built-in ironing board, and custom storage cabinets.

**Storage** is abundant, with custom cabinetry throughout and 2 large walk-in linen closets.

**2-Car Garage** is finished, with the whole-house vacuum stationed there. There is an abundance of storage cabinets.

**Covered Back Porch/Patio** has lovely views of the pool, the Tuolumne River and the Sierras, horse arena/barn, and the vibrant walnut orchard.

**Pool & Spa**, heated with propane, are perfect for relaxing and taking in amazing views of the river and surrounding countryside. The back yard is fenced and has easy-care landscaping.

**Roof** is composition.

**Well** boasts a new pump, installed in 2017, for the main home, apartment, shop, and barns.

**Energy Efficiency** needs are met by 2 central air conditioners, zoned for efficiency, 2 heat pump furnaces, and 2 water heaters.

**Walnut Orchard** has 24 acres of walnut trees, with 15 acres of 9-year-old Chandler walnuts, 8 acres of 2-year-old Chandler walnuts, and 1 acre of 20-year-old Franquette walnuts. Orchard is irrigated by micro sprinklers. Water source is an 8-inch ag well, with 20 hp pump, 260 gal/min. Tree spacing is 24 x 24. Lease on orchard is expiring this year

**Horse Facilities** include: 4-stall horse barn, wash rack, tie rack, tack room with a rotating door to simplify tacking up, roping arena, pasture, and a hay storage barn.

**Shop** (34 x 60 ft) has two 15 ft wide x 14 ft tall roll-up doors, front and back.

**Apartment,** within the shop, is a 34 x 17 ft, complete living space with wood tile floors, Corian counters in the full kitchen, plus 1 bedroom and 1 bath.

**Office/Home** is a 1400 sf, 1-bedroom home, and is very well done with stained concrete floors throughout. Kitchen and bathroom have granite counters, and the covered patio overlooks easy-care landscaping. The office and modular have a new well, as of 11/2016.

**Modular Home,** built in 2002, includes ample space with 3 bedrooms and 3 bathrooms.

This well-appointed ranch estate, with abundant usable space and peaceful surroundings, lends itself to amazing times with family and friends!