

313 Penn Street Ramona

Horse Ranch

5.20 Acres



Riding Trails accessible from the property. Trailers can be pulled around the entire property. There are Two legal gates for easy access. Ag 70 Zoning with Animal Designator M

Silverado 6 Stall Barn (2006) new exterior paint

2 stalls 16x12 with lights, fans and timing system with paddock/run, water, matted

2 stalls 12x12 with lights and paddock/run, water, matted

1 stall 12x12 area is tack room

1 stall 12x12 area is wash rack with hot water and an additional outdoor wash rack

Whole barn fly system

Isle way is concrete and 16' wide 2 ceiling fans

220 Power in barn with 50AMP for welding

Dusk to dawn lighting on one side and flood lighting on the other side

LED lights in back of each stall and each have 200 watt lights

2 older metal sheds (behind barn)



New Metal Hay Barn

48'Lx13'Wx13'H Concrete floor



Shed Row

3 – 24'x48' stall pipe corrals w room for expansion



60' Round Pen with Preffier panels

Soil Base Silt, Sand and DG mix

Soil top coat silt and DG mix.

Turned and Maintained periodically



Split Rail Pasture

Split rail has hot wire, grass and irrigated on timer



Arena 200'Lx75'W (approximate)

Sail base Silt, Sand and DG mix

Soil amended periodically and maintained throughout the year



Hog Pens

There are located near the end of the arena as well as the south side of the barn

Detached Garage 40'x24'

2 attached permitted sea trains

200AMP sub panel

Inside on one side with 13' opening

Great for RV parking

Car side has 10' opening

2" water supply at rear

Power set up for welding



RV Site with Full Hook-ups

50 AMP service

Septic, Washer and Dryer Hook-up

Sheds by RV Site & well pump incl.



Main House Built in 2001

Seller estimates nearly 4000sqft of living space w 6 Bedrooms/4baths which includes In-law suite in converted garage.

Custom oversized front door with crystal/glass chandelier at entry

New wood plank tile floor in entry, dining room and kitchen

New carpet & New interior paint (most rooms) 9' vaulted ceilings

New 4 ton AC Units and Fan Coils

AT&T , Propane (leased tank)

Water Service- Well with 2 storage tanks, as well hydrant and city water is nearby

Water softener for house

Windows facing west have been tinted

LED Lighting /Intercom system/ Alarm (not currently used)

New Exterior Paint, Christmas light outlets on the exterior

Extensive covered patios with ceiling fans and pergola with built in style BBQ

Paver patio with fire pit

Gated Entry and Property completely fenced

2 Owned Solar Systems (2 systems one on house one on barn, both feed main)

400AMP Main Panel with 200AMP sub panel for a backup generator for emergencies

Master Bedroom

New carpet and paint

Corner stone fireplace with raised hearth and wood mantle, propane & wood burning

Walk in Closet with organizers plus additional closet with organizers and lighting

Slider to back patio with black out blind

Shut off control switch for TV's in other 2 bedrooms to keep kids from watching without permission

Master Bathroom

Cultured marble

Separate jetted tub and walk-in shower with dual shower heads

Tile flooring

Dual vanity with built in hamper

Split linen cabinet

Hall Bathroom

Cultured marble

Has door to bedroom and hallway

Tile flooring

Oversized oval tub/shower combo

Built in hamper and linen cabinet

Private Bathroom to Horse Mural Bedroom

Vanity area with sink

Separate toilet and tile shower area with door

Fourth Bathroom (is used for the garage conversion)

Pedestal sink
Built in linen cabinet
Corner shower with cultured marble

Bedrooms (Three in main house one used as an office)

Lighted Closets with organizers
New carpet
Office bedroom has French door to exterior
One bedroom has custom horse mural
Newer blinds

Kitchen

Corinthian counters
Center Island with sink
Garden window with 3 compartment sink overlooking backyard
Peninsula with barstool seating
Loads of Oak cabinets with built in desk
Pantry for added storage
Newer dishwasher and microwave
New down draft for propane gas cook top
Built in cabinet paneled refrigerator
Dual ovens (top oven is convection)

Great Room

Corner stone fireplace raised hearth and wood mantel with propane gas & wood burning
Tile flooring
Slider to back patio with pergola and built in style BBQ

Laundry Room

Oversized room with loads of counter top space and built in cabinets, loads of storage
Deep sink
Exterior door access
Built in ironing board
Propane and electric dryer hook ups
Floor drain with suction type diverter to remove water quickly if emergency

Garage Conversion (ask seller for more details)

Currently rented to a friend for \$1300 per month
2 bedroom one has walk in closet/ living area and kitchen with pantry/ Private Entry
Stainless steel appliances
New carpet has tile entry and kitchen area uses portable heat and AC units

Pool, Slide and Spa

44,000 gallon Pool 9' deep with Baja step and solar heated
Large Capacity Spa with propane heater
Deck Jets and slide through waterfall with natural rocks
Fully fenced and room for pool house
Has a serving bar near the spa

Septic System

Tank located off laundry room side of house
Leach fields in grass horse pasture