

# Haney & Associates Real Estate

Connecting Sellers and Buyers of *Premier* Ag and Ranch Estate Properties



## Custom Rural Home Almond Orchard & Amenities \$1,250,000

### Beautiful & Peaceful Ag Estate on 4+ Acres Meticulously Farmed Almond Orchard

- Beautiful custom home - built in 1977, 3,570 sf, 4 bedrooms, 4 baths, gourmet kitchen, butlers kitchen, formal dining room, office, pool
- Attached 1 car garage, and a detached 2 car garage with large inside workshop
- Well maintained equipment barn
- Garden with raised beds and a convenient garden shed
- Well maintained almond orchard
- Paved driveway with gated entrance

The peaceful custom home is set back off the quiet road with a paved driveway. This rare country retreat is perfect for entertaining, 3,570 sf, including: 4 bedrooms and 4 baths, with garage space for 3 cars, a beautiful pool, patio, and covered outside patio. A large gourmet kitchen and a butlers kitchen next to the formal dining room. This estate is gracefully appointed, with custom mahogany cabinetry, crown molding, neutral tile and laminate wood flooring throughout. This property has it all: space and amenities for parties, as well as serenity and a quiet setting to recharge! Wake up in the morning to a beautiful sunrise and enjoy the gorgeous evening sunsets!

The estate's small almond orchard is expertly farmed and maintained by the neighboring farmer. The property is in a peaceful and quiet setting off Walnut Rd, between Hughson and Turlock CA. With easy-care landscaping, and breathtaking views of the surrounding orchards, this property is a must see!



**Haney & Associates**  
**Ag & Estate Properties**  
**CA BRE #01917446**  
**Oakdale, CA 95361**  
**209-847-7475**  
**Marcus@HaneyRealEstate.org**



# Haney & Associates Real Estate

Connecting Sellers and Buyers of *Premier* Ag and Ranch Estate Properties

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

## Amenities List - Page 1

**Kitchen** is well appointed with:

- Custom mahogany cabinets with an abundance of storage, granite counters, a huge island with 6 burner gas range and with a second sink
- Stainless double ovens, and warming drawer
- Built-in stainless microwave, and concealed dishwasher and refrigerator
- Large in kitchen dining area
- Wine cabinet refrigerator
- Attached butlers kitchen fully equipped with dishwasher, oven, sink, and cabinets

**Master Bedroom** is conveniently equipped with a huge walk-in closet fully equipped with beautiful enclosed organised cabinetry & a window, a sitting area, and beautiful views of the surrounding orchards.

**Master Bathroom:**

- Double sinks and walk-in shower
- Large-tile floors
- Separate toilet room

**Living Room** boasts a cozy gas fireplace with a raised hearth. Crown molding and large windows.

**Formal Dining Room** complete with beautiful views having a butlers kitchen conveniently spaced between the dining room and kitchen.

**Office** is roomy and right off the kitchen with views of the pool and patio area.



**Haney & Associates**  
**Ag & Estate Properties**  
CA BRE #01917446  
Oakdale, CA 95361  
209-847-7475  
[Marcus@HaneyRealEstate.org](mailto:Marcus@HaneyRealEstate.org)



# Haney & Associates Real Estate

Connecting Sellers and Buyers of *Premier* Ag and Ranch Estate Properties

**This property has it all: space and amenities for parties,  
as well as serenity and a quiet setting to recharge!**

## Amenities List - Page 2

**Laundry Room** has custom storage cabinets with an abundance of storage. A convenient hidden hanging clothes cabinet. Full extension pull out drawers. Laundry sink.

**Storage** is abundant, with custom cabinetry throughout.

**3-Car Garage** 1 car attached garage, 2 car detached garage with large inside workshop measuring 46' D X 26.5' W

**Back Patios** offering entertaining space, with peaceful views of the surrounding orchards. Complete with stamped-concrete and plenty of covered patio area as well.

**Landscaping** is low maintenance, with automatic sprinklers/drip in the front and a 1 valve manual system for the backyard.

**Garden Shed** has raised garden beds and a well maintained small fruit orchard nearby.

**Equipment Barn** 52.7' W X 37.4' D

**Roof** is tile.

**Internet** - Ayera, Smart TV and Dish available

**Almond Orchard** is **income producing**. Orchard is professionally farmed by the neighbor with an annual lease in place until 10/1/2021. Turlock Irrigation District water.



**Haney & Associates**  
**Ag & Estate Properties**  
**CA BRE #01917446**  
**Oakdale, CA 95361**  
**209-847-7475**  
**Marcus@HaneyRealEstate.org**





# Haney & Associates Real Estate

Connecting Sellers and Buyers of *Premier* Ag and Ranch Estate Properties

## Walnut Rd Property Map - Aerial View



**4543 Walnut Rd  
Hughson, CA 95326**

**Directions:** From CA-99 N, Turlock, CA  
Take exit 218 for Keyes Rd (go 0.2 mi). Turn right onto E. Keyes Rd. (go 2.2 mi) Turn left onto Walnut Rd (go 1.4 mi). Property entrance is on the left.



**Haney & Associates  
Ag & Estate Properties  
CA BRE #01917446  
Oakdale, CA 95361  
209-847-7475  
Marcus@HaneyRealEstate.org**

