**General Amenities for 13587 Garden Bar Rd, Grass Valley, CA Property (4-1-23):**

* **4.65 beautiful acres**
* **Security gate and paved driveway to home and barns**
* **Property perimeter and interior fenced**
* **Fountain and landscaping area centerpiece of driveway with irrigation and lighting**
* **For the person with a few animals or the professional, this property has everything including privacy, solitude and pastoral views! Country feeling yet close to shopping and restaurants.**
* **Short distance to miles of hiking, biking and equestrian trails**
* **Property has income potential.**

**Home:**

* **Custom style Santa Barbara style stucco home with Spanish tile roof which matches custom 4 stall main barn for style and fire resiliency.**
* **1600 +- sq ft home plus courtyard and patios, 2 x 6 construction**
* **Single level, handicap accessible**
* **Solid hardwood, carved front door.**
* **2 large bedrooms/ 2 full bath home, open floor plan, vaulted ceilings, archways and rounded hallway**
* **2-car insulated garage with cabinets, shelving and utility sink**
* **New garage door opener 2023**
* **Expansive remodeled kitchen, hardwood custom cabinetry with beautiful stone countertops, seating for 4 at the breakfast bar area. Large kitchen with center island, gas stovetop, Stainless Steel appliances**
* **Charming dining area with archways with special artistic plastering on ceiling**
* **Saltillo tiles through half of house, carpet in bedrooms with tiled floor bathrooms and utility rooms**
* **New lighting throughout home**
* **Beam central vacuum system.**
* **Private Well/ engineered septic system/ HVAC electric and propane gas heating, double paned**

**windows for energy efficiency**

* **New Well House with roof, window and door, extended cement pad**
* **Irrigation water from NID, 1” Gravity-flow water available to property, available 24/7 for 6 months, (NO pumping costs, saves $$$)**
* **New Furnace 2020**
* **Utility room with washer/dryer hook-ups and cabinets**
* **All windows look out to pastoral views.**
* **Living room and both bedrooms have sliding doors with private patios.**
* **Backyard is fenced for pets with mature shade trees and lawn/ sprinkler irrigation, view of pond.**
* **Master bathroom fully remodeled**
* **Large master bedroom with walk in closet**
* **Home is set up for generator**
* **Septic tanks cleaned and inspected May 2022**
* **Well tested and inspected Feb 2023**

**Continue to page 2 Horse Amenities**

**Horse Amenities:**

* **Custom, four stall “shedrow” main barn with cement foundation and cement Spanish tile roof to match house. Large stalls approx. 12’ x 13’, with large feeders, stall mats in all stalls, saddling area and in front of tack room, covered walkway.**

**Attached tack room with saltillo tiled floor, blanket and bridle racks. Additional attached cement floor feed or tool room. Lights in barn, exterior security lights and in each stall plus convenient electrical and water.**

* **Two adjacent grass paddocks with fully enclosed shelters with mats, water troughs**
* **Covered wash rack/shoeing cross tie with shelving, cement foundation with rubber mats**
* **Covered 50’ Castlebrook solid wall round pen with heavy-duty netting above boards to roof, lighted for night riding or turn-outs, sand footing, two sets of solid double entrance doors. Keep horses dry and exercised in winter.**
* **Outdoor Sand Arena (60x120 +- ) with sprinklers, overlooking the pond**
* **Additional six stall barn with center aisle, can also be used as a shop, covered parking or storage area, mats in all stalls, water, electricity and lighting to barns, large security light at end of barn. One stall area set up for tractor parking.**
  + **New Hay Barn (about 5 ton capacity)**
  + **Equipment shed, separate, covered and 3 sided, partially enclosed equipment shed/**

**Plus additional covered parking, boat parking, riding mowers, etc.**

* + **1 RV hook-up available (water, electric and septic)**
  + **3+ Horse Trailer parking areas**
  + **In-ground sprinkler system/ sprinklers to 2 paddocks, 3 pastures, sand arena, backyard lawn and some landscaping, Drip system to other landscaping areas.**
  + **Gated front entrance for animal safety**

**Pastures:**

* **2 large, irrigated paddocks with fully enclosed stalls/shelters with doors, mats inside**
* **3-Large, sprinkler irrigated pastures with mature shade trees**

**\*\*\*It’s important to move animals to other pasture areas while irrigating**

* **Perimeter fenced and interior fenced with alley ways between all paddocks and pastures.**

**Pond:**

* **Approx.½ + acre pond at back of property is shared ownership with 3 other neighbors whose property lines meet in the pond, yet they don’t reside close to the pond. Pond currently needs some vegetation maintenance. Normally is beautiful, used for kayaking with lots of fish and wildlife.**

**Garden Area:**

**Large fenced, garden area with irrigation water and raised bed.**

**\*\* The seller has taken the guess work out by providing a recent week test and septic inspection.**