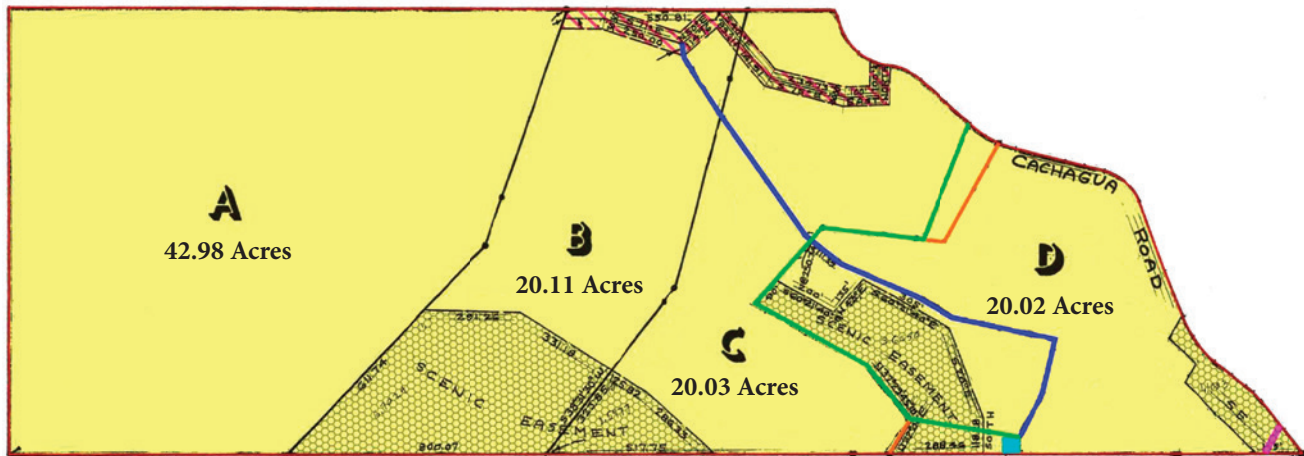


PARCEL DETAILS



Parcel A

Main Ranch House

plus Guest House

42.98 Acres | APN 417-071-004

- Classic and rustically charming **Main Ranch House** perched high above **expansive & exquisitely textured valley landscapes** below | **2,335 sq ft** | **2 large Bdrms 2 Baths** | Built 1969 | **Panoramic mountain views** | beautifully aged **redwood interior & open beam ceilings** | **timeless floor plan** | wood burning fireplace | nestled among verdant majestic oaks | perfectly suitable to move right in or bring to its richest potential!
- **Pool Guest House** | **1 Bed 1 Bath** | **611 sqft** | rustic charm with fireplace & open beam ceiling | deck overlooking spectacular views
- **Extra Studio** for even *more* space or art studio, office, storage etc...
- **Swimming Pool** 15 x 45 **surrounded by brick patios for sun & dining** suspended above sweeping vistas below and magnificent mountain views.
- **2 Water Storage Tanks** | 10,000 gallon & 19,000 gallon
- **40 Year Composite roof** (approx. 10 years old)
- **17 Kilowatt Backup Generator** with auto on and off



CONTACT INFORMATION

WWW.LINDAMILLERPROPERTIES.COM

LINDA MILLER | 831.402.4108

Linda@CarmelRealtyCompany.com

CalBRE#01833714



CARMEL REALTY COMPANY
ESTABLISHED 1913

Dolores South of Seventh • P.O. Drawer C
Carmel-by-the-Sea, California, 93921
Office: 831.622.1000 • Fax: 831.624.7338



Parcel C

5000 sq ft Hay Barn
including 1730 sq ft House

20.03 acres | APN 417-071-008

- Nestled in among **the flat and rolling pastures** where acres of hay were formerly cultivated, sits a *stately* **5000 sq ft Hay & Utility Barn**, which includes **1730 sq ft.** of living space
- The **2 bedrm 2 bath home** with its best feature, a **large wrap around deck** is perfectly designed to draw you into its tranquility, picturesque views and simple beauty.
- **3200 sq ft of remaining barn space** is yours for the taking—fabulous condition, tremendously high ceilings, magnificent space for multiple autos, equestrian, workshop, wine making and much more...
- **300 Merlot vines** producing 60-90 cases of wine
- Small pond fills naturally from rain or from well & equipped with fire hydrant



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Parcel B

Stables and Utility Facilities

20.11 acres | APN 417-071-005

- Spacious **Barn**, which in a previous time housed multiple stalls as a working Arabian horse ranch.
- Currently turned into storage but limited only by your imagination—**equestrian stalls, automobile stalls, art studio, workshop...**etc
- **2 covered carport utility buildings** for tractors, vehicles, supplies...
- **Newer 40 year roof** installed approximately 10 years ago
- 1000 gallon septic tank
- **100 Chardonnay** vines that currently produce for use in wines
- Fabulous views



Parcel D

Useable Land

20.02 acres | APN 417-071-009

- All usable land in the most easterly portion of ranch
- Additional gated access directly from Cachagua Rd further east of main access
- Multiple fantastic building sites
- Great equestrian or vineyard potential

Shared by all Parcels:

- Gated entry using Solar power from Cachagua Rd
- Chip-sealed, all weather roads lead to all parcels (except parcel D)
- Shared Private Well
 - 25 gallons per minute history
 - New pump installed in 2014
 - 360 ft well with stainless casing
 - Amazingly private!---Ranch is bordered by Monterey Peninsula Park District and only one neighbor

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