

## 21180 N. Johnson Road, Clements CA 95227

**Property Amenities:** 19.96 acres, Zoned AG80 in the Williamson act

- ~ High yielding well with 5 HP pump, metal casing, pressure tank and electrical panel all redone recently
- ~ Hilltop location with exceptional views of vineyards, pasture land and sunsets
- ~ Seasonal Bear Creek runs through lower portion of the property
- ~ Pipe rail fencing along entire frontage of property
- ~ Solar powered entry gate
- ~ All weather asphalt driveway and gravel parking areas
- ~ Non-climb and field fencing enclosing balance of the property
- ~ 5 cross fenced pastures (4 with connections for water troughs)
- ~ Multiple access gates at front and between pastures for moving livestock
- ~ Cattle processing shoot and corral
- ~ Tractor barn metal, approx. size is 34' L x 15'.2" W . (12.6" height), roll up door and electrical
- ~ Engineered MD barn with 3 tier saddle rack, blanket racks, feeders, auto waterers, electrical and lighting. Finished tack room is 8' X 16'. Feed room is 8' X 16'. Two large horse stalls are 12' X 16' with large 20' x 20' sand turnouts via rear door. Front doors slide and there are 2 feeder doors. 8' porch over hang, 8' rain/storm slide door on right, downspouts and gutters.
- ~ 5 rail outdoor riding arena; 80' X 120', laser graded sand and gravel base
- ~ Professionally landscaped around the home with dwarf sized plants, irrigation and exterior lighting
- ~ Well house contains 50 AMP RV plug, Rainbird sprinkler control station and timer for exterior lighting
- ~ Decomposed granite walking pathways around the home
- ~ Road base between house and barn
- ~ 2 exterior security cameras
- ~ Dawn to dusk exterior motion lights
- ~ Small wood storage shed
- ~ 3 plumbed redwood raised garden boxes
- ~ Propane tank (leased)

**Primary Residence Amenities:** Approx. 2903 sq. ft., 2 bedrooms, office, 2 ½ baths, mud room plus 3 car attached garage approx. 976 sq. ft.

### Exterior

- ~ Main home is 2' X 6" construction and extra insulated
- ~ Concrete tile roofing
- ~ Dual pane Milgard windows
- ~ Central HVAC, York AC condenser outside and York heating unit in the attic with easy access
- ~ York humidifier in the attic
- ~ 3 Broan roof attic fans
- ~ Pureonics water conditioning system
- ~ Tankless water heater
- ~ Pre-wired for alarm system
- ~ Old World Cat Face stucco finish with ledgestone rock accents
- ~ Front covered patio with vaulted entry featuring pine ceilings and stamped/colored concrete
- ~ Back covered patio is approx. 1200 sq. ft. with pine ceilings, built in speakers, stamped/colored concrete and 3 Solaira infrared heaters
- ~ Dog door to rear yard with cyclone pet fencing and 3 gates

## **Interior**

- ~ Entryway features oversized Jeldwen fiberglass front door with Emtek hardware, vaulted pine ceiling, upper windows allowing the natural light to pour in
- ~ Interior smooth coat hand trowel finish on interior walls and ceilings throughout the home
- ~ Acacia Hardwood flooring throughout the homes main living areas, bedrooms and office
- ~ Tile flooring in bathrooms and mud room
- ~ Oil rubbed bronze lighting throughout the home by Uttermost
- ~ Solid Knotty Alder wood doors throughout
- ~ Interior door hardware and cabinet pulls are oil rubbed bronze
- ~ Knotty Alder wood cabinets with French Burnt glaze finish
- ~ Granite and Silestone countertops throughout the home
- ~ Living/Great room features 12' ceilings with faux wood beams, large picture windows with amazing views, ledgestone rock accent wall with gas fireplace/raised hearth, built-in entertainment center and hard wired surround sound system with ceiling speakers
- ~ Dry bar with rain glass and built-in hutch above
- ~ Large dining area with back patio access
- ~ Spacious primary bedroom with ceiling soffit, recessed lighting and huge walk- in closet featuring double racks, built-in drawers and shoe shelves
- ~ Primary bathroom features two sinks, 3 windows, recessed lighting, commode room, walk-in tile shower with seat and Euro glass shower door
- ~ Half bathroom with Native Trails hammered copper sink and mirror plus custom made cabinet
- ~ Office with rain glass double door entry, ceiling fan and sliding door to back patio
- ~ Solar tube skylight in hallway, recessed lighting and rain glass door to exterior
- ~ Hall bathroom features shower over tub with tile surround and access to the spare bedroom
- ~ Spare Bedroom with en-suite bathroom and sliding door to back patio
- ~ Mud room is large with upper and lower cabinetry, Silestone countertops, pull out clothes hampers, sink, built-in ironing board, washer and dryer hookups and access to garage
- ~ Oversized, fully finished 3 car garage with garage door openers and access to the back patio

## **Kitchen Amenities and Appliances**

- ~ Raised breakfast bar with room for 3 or 4 stools with 3 pendant lights
- ~ Functional island with mega storage, sink, 2 outlets inside and red glaze finish
- ~ Oil rubbed bronze finish faucets
- ~ 2 Shaw Original farm house sinks in kitchen
- ~ Easy glide cabinet pull-outs
- ~ Heavy duty pot drawer hardware in kitchen
- ~ Corner racks and Lazy Susan
- ~ Under cabinet lighting
- ~ Dacor Epicure 48" chef gas range with 6 burners, tile backsplash, ledgestone rock surround with built-in hand scraped wood mantle
- ~ Dacor hood fan
- ~ Dacor speed cook convection/microwave oven
- ~ Dacor Milenia Renaissance wall oven
- ~ Dacor stainless steel refrigerator
- ~ Bosch stainless steel dishwasher
- ~ Badger garbage disposals (2)
- ~ Walk-in pantry with large wine rack
- ~ Built-in desk with upper and lower cabinetry

**Casita/ADU Amenities:** Approx. 1197 sq. ft., 2 bedrooms, 1 bath, large pantry plus 1 car attached garage approx. 319 sq. ft.

**Exterior**

- ~ Concrete tile roofing
- ~ Dual pane Milgard windows
- ~ Central HVAC
- ~ Tankless water heater
- ~ Cat Face stucco finish
- ~ Covered back patio with ceiling fans
- ~ Low maintenance landscaping
- ~ Propane tank (leased)
- ~ Septic System separate from primary residence
- ~ PG&E meter separate from primary residence
- ~ Well is shared with primary residence

**Interior**

- ~ ADA doors
- ~ Fire suppression system
- ~ Living room features laminate flooring, ceiling fan and sliding door to the back patio
- ~ Kitchen features granite counters, tile backsplash, gas free standing range, dishwasher and microwave
- ~ Pantry is massive allowing for plenty of storage
- ~ Bedroom #1 features carpet, ceiling fan and mirrored closet doors
- ~ Bathroom features tile floors, one sink and shower with tile surround
- ~ Bedroom #2 features carpet, ceiling fan and mirrored closet doors
- ~ One car attached garage with garage door opener