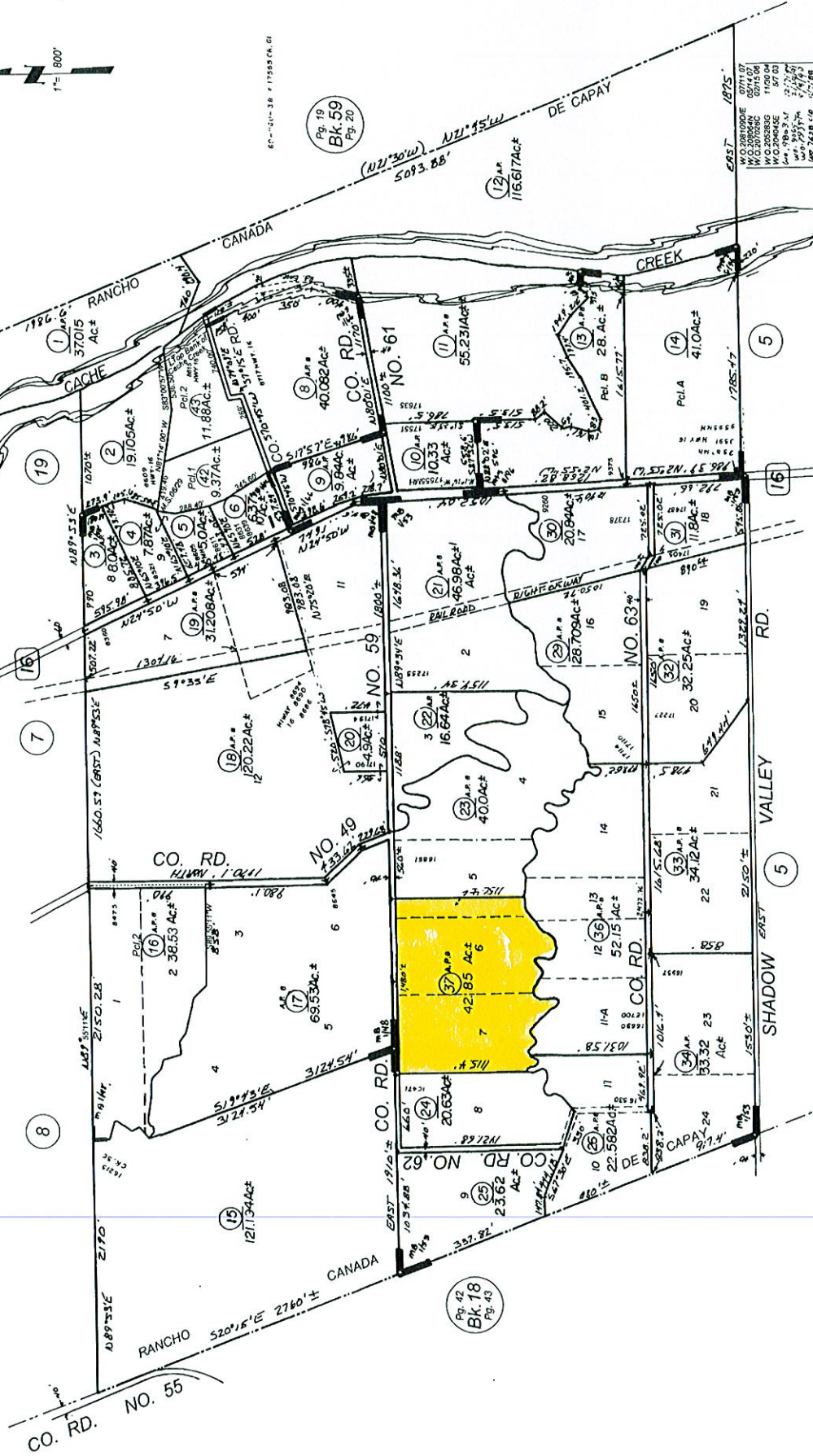


CAUTION - These Maps ARE NOT to be used for legal descriptions.



POR. T. 11N., R. 3W., M.D.B. & M.



Patents Book "A", Pg. 38 - Rancho Canada De Capay  
 M.S. Bk. 06, Pg. 29 - Record of Survey  
 for Angelo N. & Janice E. Stanton

M.B. Bk. 1, Pg. 48 - L.P. Everett's Southern Add.  
 M.B. Bk. 1, Pg. 53 - Amaranth Colony Tract  
 M. & S. Bk. 1, Pg. 66 - Everett's Ppty  
 M. & S. Bk. 8, Pg. 96 - A. Smith, Et. Al.

(formerly all 18 - 54)  
 NOTE - Assessor's Block Number Shown in Ellipses.  
 Assessor's Parcel Number Shown in Circles.

Assessor's Map Bk. 60, Pg. 06  
 County of Yolo, Calif.

08/05

## *Experience Capay Valley*

This Tuscan style 3500 square foot home is situated on a small knoll, affording spectacular views of the surrounding valley from most rooms of the residence. As you enter this gracious home, you can't help but notice the spacious feel that is created by the open floor plan coupled with the dramatic views of the valley. The property is fenced and cross fenced for horse pasture but is very conducive for other uses. Many valley properties include olive orchards, vineyards and organic farming operations.

The house features include three bedrooms and three and on-half bathrooms, an office (that could be a fourth bedroom), living room, formal dining room, a great room and a gourmet kitchen that will delight and enable you to create and enjoy those culinary pleasures for you and yours. The kitchen has beautiful granite countertops, and its design features a six burner commercial grade cook top, a built in refrigerator, a walk in pantry with wine storage, a separate wine cooler, a built in double oven (convection), a separate over warmer and an island with wet bar. Enjoy your meals in the breakfast area of the kitchen, or if you prefer, the formal dining room. If less formal is desired, why not dine al fresco poolside. The large swimming pool is the perfect place to relax, unwind and take in the sights and sounds of this truly unique location.

Construction details provided for two by six framing members, with all interior and exterior walls insulated, over one thousand square feet of natural stone flooring, dual zone HVAC units, a forty-eight inch wood burning fireplace in the great room, a gas-fired log in the living room and the home is pre-wired for sound. All bedrooms have outside access through French door that opens either to the veranda or courtyard.

The horse facilities are well thought out and well executed. The horse barn had four stalls that measure twelve feet by twenty four feet, and two stalls that are twelve by twelve, a feed room and a tack room. There is an open sand arena and the pastures all have high quality shelters and four rail vinyl fencing and cross fencing. The valley location has the potential for vineyard and or olive production and one of the larger pastures could lend itself well to these endeavors.

Imagine yourself living here on this premium property. The home and the property's amenities lend themselves to a gracious country living lifestyle.

If you are looking for that special, turn key horse property located in the heart of the bucolic Capay Valley, look no further. This gentleman's horse farm sits on 42 gently rolling acres, bordered by a seasonal creek, stately oak trees and picturesque white rail fencing.