



## Rockin R Ranch

Vacaville, California

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707 Merchant Street, Suite 100, Vacaville, Ca 95688

(707) 455-4444 Office (707) 455-0455 Fax

[info@CaOutdoorProperties.com](mailto:info@CaOutdoorProperties.com)

BRE #01838294

[www.californiaoutdoorproperties.com](http://www.californiaoutdoorproperties.com)



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## Introduction



**Porch View**

The Rockin' "R" Ranch is one of the few prime country real estate's left in Solano County. Ideally located between San Francisco and Lake Tahoe, this 2,130 square ft house is the place to live. The house resides on 4 acres and includes a 1,760 square ft. barn with cement floors, 4 stalls, and a fantastic lockable tack room with tile floors, refrigerator, microwave, sink, wooden cabinets, and a fireplace. When summer time comes around you can relax in the 1,632 square ft. custom built heated pool and cabana bar area. The pool has a stunning rock waterfall and diving rock that the kids can jump from and also lights up at night. The cabana bar is equipped with a sink, refrigerator, full bathroom, and large walk in shower making it a luxurious bar. For riders, the property has a variety of small trails and an 80 ft. sand round pen with lights that you can use to work your horses. There is also a small creek that flows through the middle of the property giving it a majestic outlook. The ranch is located in Vacaville, CA, just over an hour away from San Francisco and only 39 miles from the Sacramento International Airport. The city of Vacaville has a beautiful historic downtown where you can always find something going on. The property is just minutes away from Highway 80 and Highway 505. If you think this may be the place for you please call the office for an appointment.



## Size and Description



**Aerial view of the ranch**

The property consists of one parcel:

0105-010-030      4 acres

As you turn onto Skyhawk Ln. the Rockin R Ranch Home will be the first house on your left. The 3-4acre field directly to your left in front of the house belongs to the neighbors. Continue up the road and you'll see a large 100 year old majestic oak tree in front of the house and a nice little outdoor patio sitting under it. The house has a paved in-n-out driveway with a custom built timber carport to keep your cars looking new. Behind the house you'll see the 1,632 sq. ft. custom built in ground pool and cabana bar area. As you continue down the road you'll see the additional street level parking lot and find a very large unique ranch entrance sign and a gravel road that will take you through the property and down to the state of the art horse barn. As you travel down the gravel road you'll go over the creek and the 80 ft. sand arena will be on your left and the horse pasture will be in front of you and to the right of you. Once you're at the barn you'll see in the back entrance a cement pathway with a bridge that connects you to the house.

## House



**View of the Family Room**

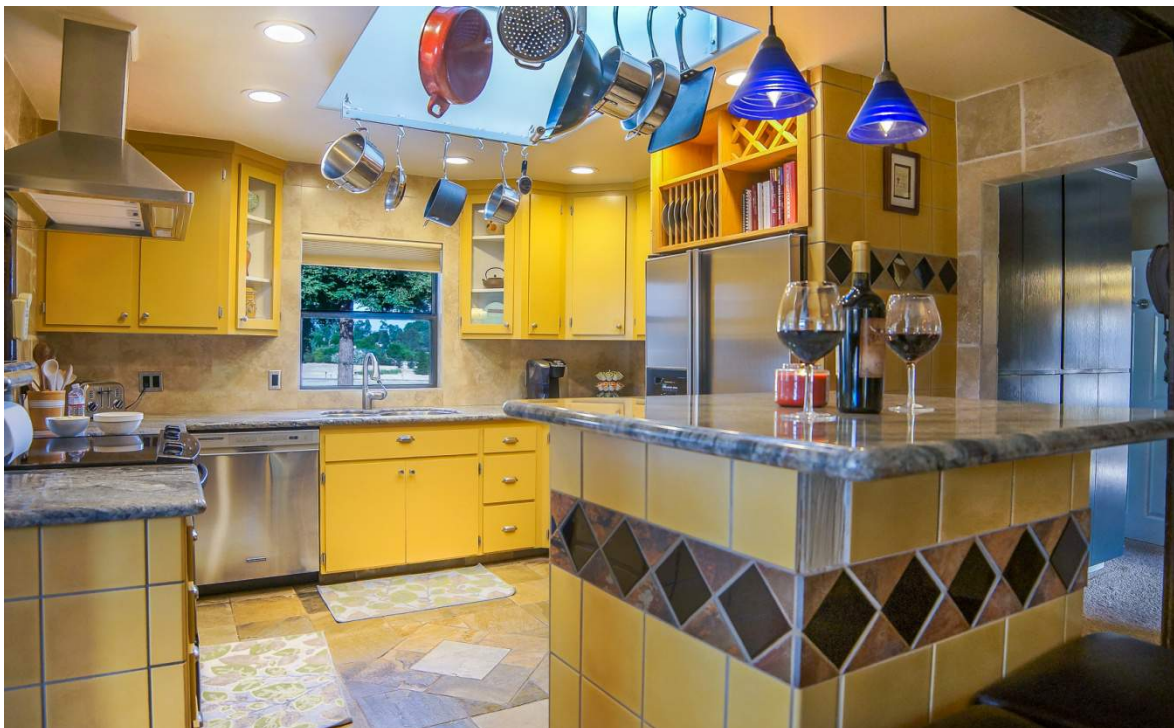
This Rockin' ranch style home built in 1950 has 4 bedrooms, 2 bathrooms, a custom kitchen with granite counter tops, a bar, beautiful real quartz flooring, a V Lux Skylight that is remote controlled, all relatively new appliances, and a dining area with quartz flooring. There is a spacious family room with Hickory Pecan Hardwood floors and a beautiful living room with real quartz flooring. The living, dining, and family room are all accented with a hand distressed wood trim. The house is also filled with custom details such as an alarm system, intercom system, skylight, recessed lighting, built in wooden cabinets, and plenty of open space. The master bedroom has two good-sized closets.

Water is not a problem on the ranch. The home well has a new high-tech pump that provides over \_\_\_gpm. The well pump is on a slab and is protected in one of the two storage sheds on the property. There is a small seasonal creek on the ranch that can fill up quite a bit during the winter but has never flooded the property. There is one septic tank on the property and it passed all inspections. The property is also capable of a full RV hookup. A local company fills the \_\_\_ gallon propane tank at the house. Telephone and internet is provided by AT&T. Power is provided overhead by PG&E. The house has a new HVAC/furnace, new tankless water heater & tankless in pool house.





**View of the Living Room**



**View of Kitchen**



**View of Master Bedroom**



**View of Laundry/Mud Room**



## Barn



**View of Back of Barn**

The 1,760 sq. ft. barn is quite a site. Built by the current owner, Rick Harris, this barn has cement floors, 4 stalls, storage for hay, and a fantastic lockable tack room with tile floors, a refrigerator, microwave, sink, TV, wooden cabinets, and a fireplace. It is well insulated and is equipped with four ceiling fans that keep the barn feeling nice and cool during hot summers. All four stalls are set up perfectly to provide for your horses and/or other animals. Each stall has a wall mounted hay rack and automatic water dispenser. The barn also has a loft for storage as well as a sports room equipped with a pool table and dart board. With the cement floor, luxurious tack room, sports room, and great night lighting this barn is virtually a bar. The current owners threw dozens of parties with family & friends and had open parties for the entire neighborhood. With music playing and people dancing this barn is not only a state of the art horse barn but also a state of the art entertainment center. The barn area has a couple of iron tie rails, a horse wash rack w/sink, and is fenced with old iron pipe giving it a western feel. There is plenty of parking spaces for your cars, trucks, trailers, and your friend's cars, trucks, and trailers.



View of the Front of the Barn lit up at night



View of left half of the tack room



## **Main Residence**

- Built 1950, 2,130 sq. ft., 4 bedroom 2 bath
- In-n-out paved driveway with very nice timber carport
- Ceiling fans throughout
- Recessed lighting throughout
- Wooden porch
- Custom kitchen, all relatively new appliances, granite counter tops, real quartz flooring, V LUX Skylight,
- Laundry/Mud Room with sink, custom cabinets
- Full 3 room basement/gym area
- Family Room includes Hickory Pecan Hardwood Floors, surround sound system, custom built in cabinets
- Large raised garden bed
- 1,632 sq. ft. pool/cabana bar area, custom built in ground heated pool with diving rock and waterfall
- Slab for a hot tub next to pool
- Outdoor propane fire pit
- Street level additional parking lot

## **Barn**

- 1,760 sq. ft., 2 large sliding doors at the front and back entrance
- 4 stalls with wall mounted hay racks and automatic water dispensers
- Cement Flooring
- 4 ceiling fans
- Lockable tack room with tile floors, a refrigerator, microwave, sink, TV, wooden cabinets, and a fireplace
- Sports room with pool table and dart board
- Small storage room for hay
- Loft for storage
- Iron tie rails
- Horse wash rack w/sink

## **Storage Shed**

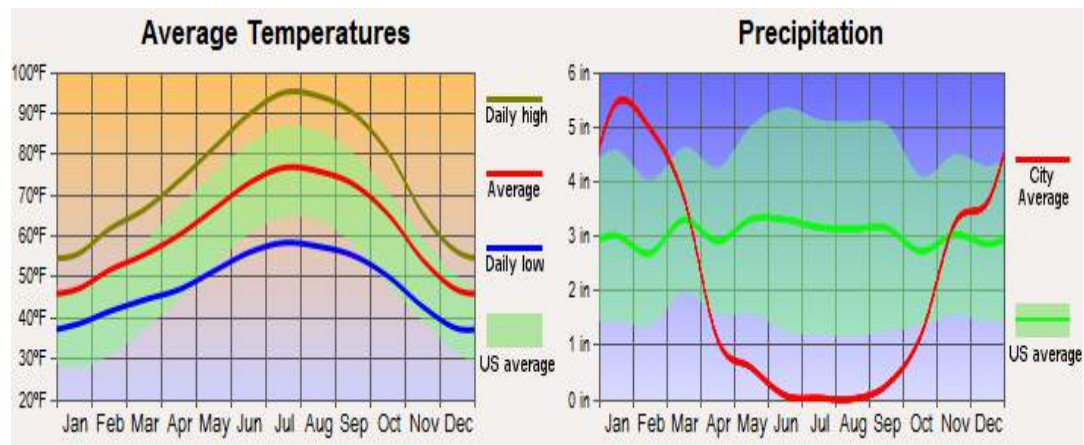
- 121 sq. ft.
- Next to house

## **Storage/Pump Shed**

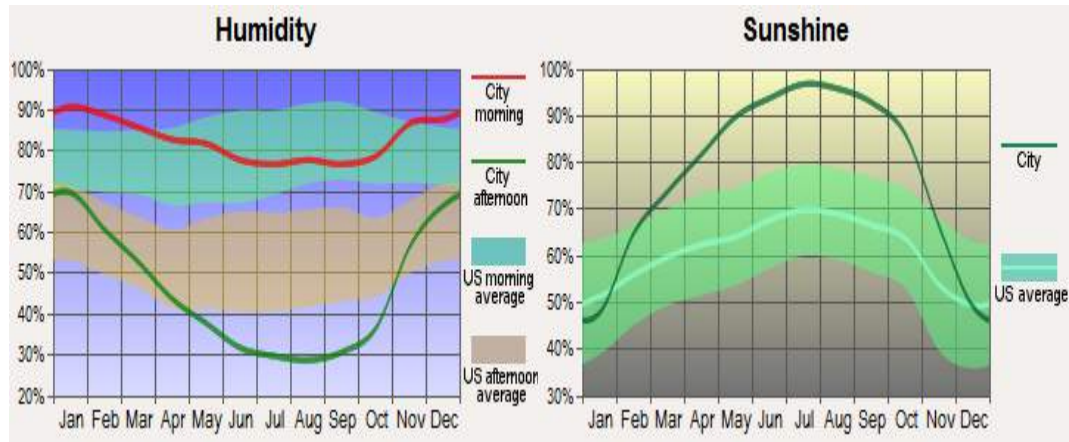
- 201 sq. ft
- Contains well pump
- Next to barn

## Weather and Vacaville

As shown on Wikipedia Solano County and Vacaville:







Please call office for Price

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California Outdoor Properties Inc.

707 Merchant Street, Suite 100

Vacaville, California 95688

707-455-4444, fax 707-455-0455

[info@caoutdoorproperties.com](mailto:info@caoutdoorproperties.com)

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