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California OUTDOOR
PROPERTIES®

CaliforniaOutdoorProperties.com

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CalBRE# 01838294





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Introduction



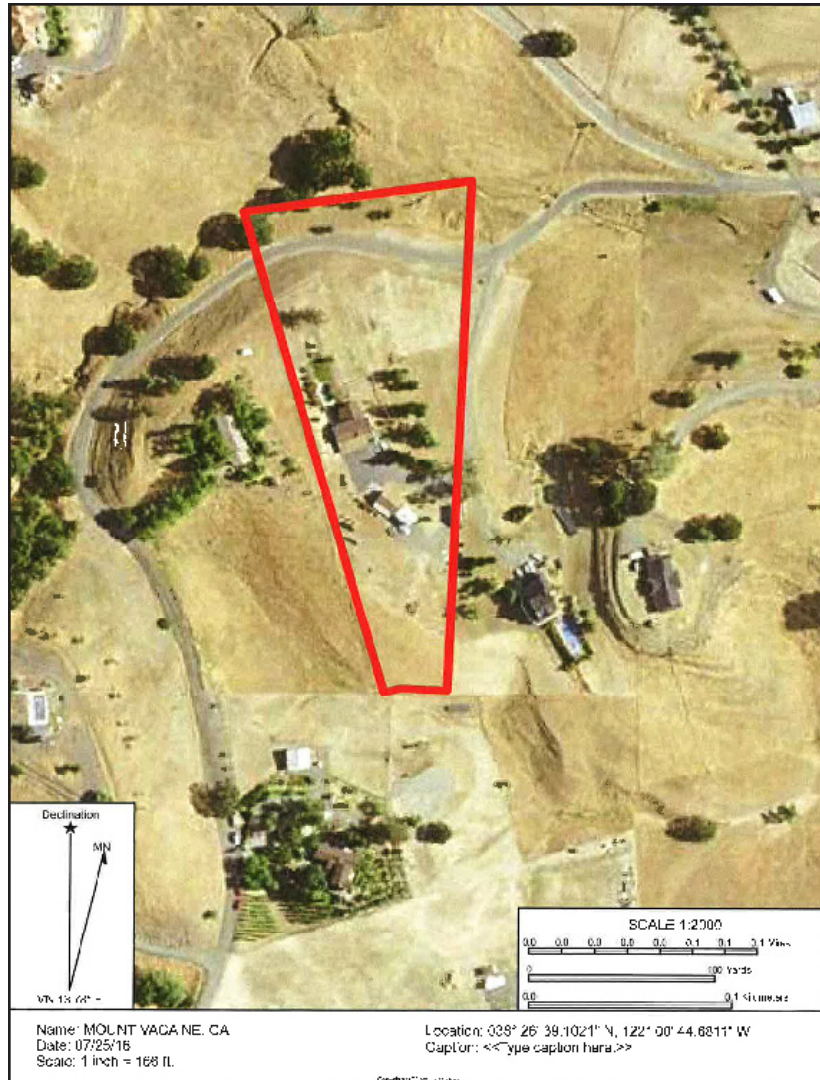
Ideally located between San Francisco and Sacramento, this 2600 sq. ft. 4 bedrooms and 2.5 baths house is a wonderful place to live. The house resides on 5 acres and includes a two car garage, 18' x 26' metal carport for boat and tractor, two horse fields and a multitude of home upgrades; new master bedroom and bath, new kitchen, new roof and gutters, and best of all a solar system that is paid for and reduces your PG&E bill to almost nothing. When summer time arrives you can hang out in your custom built in-ground pool and rock waterfall. The pool has recently been updated with newer pool equipment and a salt chem control that has an iphone connection. The property is located in Vacaville, CA just over an hour away from San Francisco and only 45 minutes 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.



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Size and Description



The property consists of one parcel:

0105-010-330

5 acres

The zoning is Rural Residential RR-5 and a detailed zoning regulations is available upon request. The property has a recently inspected septic system and is located below the house in the Northeast corner. The property is part of the Rural North Vacaville Water District and the average bill is \$120 a month. The property also has a good well that needs to have the electrical conduit repaired and new wire spliced in. The solar system is 10 years old and the last month bill from PG&E was \$10 in July. Normally, a \$500 a month bill. Electrical is PG&E, Telephone is ATT, and internet could be DSL from ATT or the owners use Winters Broadband.



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The Home

The home was built in 1986 and if the original owners saw it today they would not recognize it. It is now 2600 sq. ft. with 4 bedrooms and 2.5 baths. The master bedroom and bath were recently added with an additional 400 sq. ft. The home has a new roof and gutters, as well as new double paned windows. All the interior doors were replaced including the kitchen exterior and office exterior door. The outside deck was redone and looks great. The kitchen is brand new with granite counter tops and custom cabinets. The house is move in ready leaving the new buyer with little to do but enjoy the property.





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The garage is 600 sq. ft. and can fit two cars with a nice big work space in the back for your tools and hobbies. The 18' x 26' metal carport is perfect for your boat, tractor and lawn mower. The owners currently raise pigs and used to have Llama's and the neighbors horses to eat down the grass. There are two nice fields for horses that are fenced with water.

Amenities

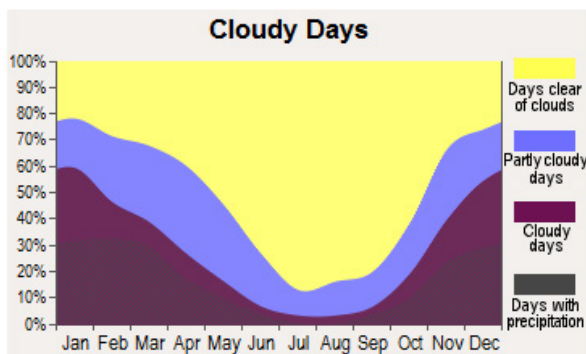
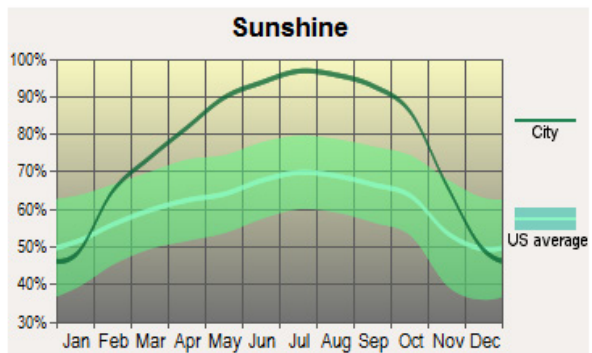
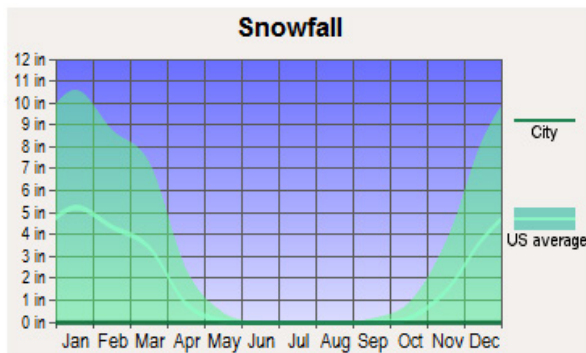
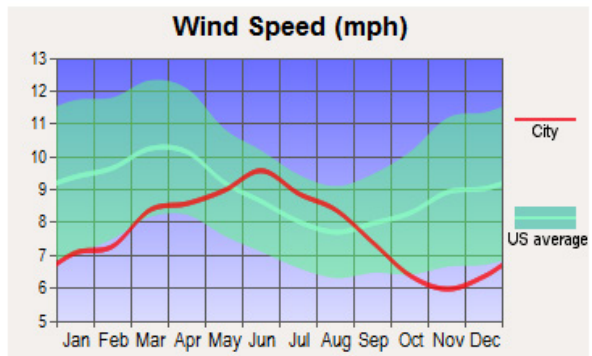
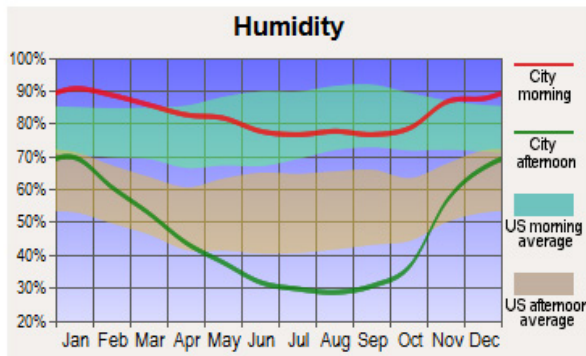
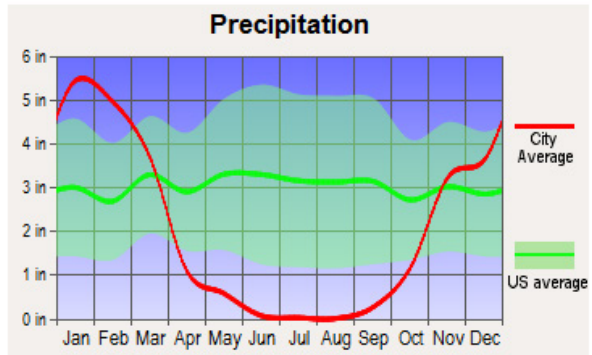
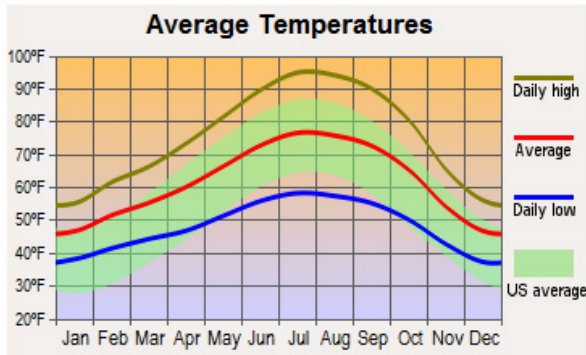
- Built in 1986, 2600 sq., 4 bedrooms, 2.5 baths
- RNVWD water district
- Recently inspected septic system
- Solar power/electric
- Remodeled master bedroom and bath
- New Kitchen with granite counter tops and custom cabinets
- Newer roof and gutters
- Replaced all interior and two exterior doors
- Replaced all windows with double paned windows
- Replaced wood deck
- Upgraded pool equipment, added Salt Chem controls as well as iphone connection
- Newer 18' x 28' metal building for boat, tractor and lawnmower
- 20 newly planted olive trees



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Weather





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About Solano County



Location in the state of California

The place for people to live, learn, work and play ...

Solano County is a special place, with its inviting mix of rural and suburban lifestyles and easy access to all of the urban amenities associated with two of the nation's most dynamic metropolitan regions. Situated midway between San Francisco and Sacramento—the State capitol, Solano County is home to rolling hillsides, waterfronts and fertile farmland. County residents can enjoy day trips to the San Francisco Bay area, Lake Tahoe region and the Napa and Sonoma Valleys. Thanks to a mild climate, plenty of open space, proximity to lakes, rivers and mountains, residents can enjoy year round outdoor recreational activities like fishing, boating, skiing, hiking and biking. Solano County is a growing community that reaps the benefits of its ideal location for those who live and work here. The blend of agriculture, corporate business and pleasant lifestyle enhance the attraction of Solano County. The County limits residential and commercial development outside of cities, thus preserving approximately 80 percent of the land for open space or agricultural uses. Blessed with a thriving agricultural economy, the county is also home to biotechnology and other growth industries.

With its strategic location, affordable housing, natural and human resources, history of responsible land use planning and attractive quality of life, Solano County is entering the 21st Century with a promising future as a place to live, learn, work and play. The America's Promise Alliance has affirmed this fact five times, naming Solano County as one of the 100 Best Communities for Young People—the only California community with that distinction.

Commitment to Service ...

Solano County's future is promising indeed. But ensuring that all of its residents share in that promise will require the concerted efforts of citizens, businesses, community groups and governments at all levels. And County government, in particular, has a critical role to play. As the only countywide general purpose local government, the County is in a unique position to facilitate and coordinate the work of the cities, school districts, special districts and other agencies. The County is specifically charged by the State with providing services to those most at risk. The County provides a variety of services aimed at improving the lives of children, women, men and the elderly. Through countywide planning and coordination, the County's role in health care includes providing clinical services and health care assistance to the poor and disabled, providing alcohol, drug and mental health services and protecting the community from public health threats such as communicable diseases.

The County also plays a lead role in coordinating countywide responses to domestic violence and terrorism or other emergencies. We have primary responsibility for dealing with criminals after they have been arrested (jail, prosecution, probation) and for providing law enforcement services in the unincorporated area of the county. The County also supports other local governments through efficient property tax collection as mandated by the State, County and local jurisdictions.

While focusing on the Board of Supervisors' priorities, the County makes every effort to operate its programs and services as efficiently and effectively as possible, using technology and creativity to increase productivity and enhance the quality of services provided to citizens. The shared vision of the Board of Supervisors, County employees, volunteers and community partners is the strong commitment to service. We take pride in providing the residents of Solano County the place for people to live, learn, work and play.

Offering Price
~ Please call us for a price ~



California Outdoor Properties, Inc is pleased to have been selected as the Exclusive Agent for the seller of this offering. All information has been obtained from sources deemed reliable by California Outdoor Properties, Inc. however, the accuracy of this information is not guaranteed or warranted by either California Outdoor Properties, Inc., the sellers, and prospective buyers are charged with making and are expected to conduct their own independent investigation of the information contained herein. This offering is subject to prior sale, price change, correction or withdrawal without notice and any offer presented does not have to be accepted.

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