



**California**  
**OUTDOOR PROPERTIES**

FARMS | RANCHES | RECREATIONAL PROPERTIES | LAND | LUXURY ESTATES



# 4140 Felter Road

**35 +/- acres Milpitas, CA**  
**Santa Clara County**



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DRE# 01838294







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## Introduction

Have you ever wanted to live on acreage in the Bay Area, yet found it prohibitive? 4140 Felter Road is the answer for you! Set in the rural area outside of Milpitas, California, this 35 acre property boasts two homes, a barn, and a pond. This property is in the perfect location! 16 miles to San Jose and 52 miles to San Francisco make it close enough to the Bay Area, yet within minutes you are in the tranquility of the country.

Take advantage of the options available to you on this property! Use the main home as a residence while you build your dream estate, upgrade the main home to suit your tastes, refurbish the second home and create a family compound or income opportunity, develop a vineyard, create paddocks and board horses, or enjoy the rustic nature of the property in its current condition.

Bring your horses, your ATVs, your gardening tools, and your imagination and set roots in the land that you now own.







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## Location

The property is located in Santa Clara County in the San Francisco Bay region, an area that is comprised of a total of nine counties bordering the San Francisco Bay. Air service is provided by Norman Y. Mineta San Jose International Airport, 15 miles from the property. Reid – Hillview of Santa Clara County Airport is located in San Jose, 14 miles from the property. The county's transportation network includes a number of expressways, which provide streamlined access to most interior locations. The closest schools would be 5-7 miles away in Milpitas. From the north, take I-680 S to CA 237 E/E Calaveras Blvd in Milpitas. Follow E Calaveras Blvd to Felter Road. From the south, take I-680 N to E Calaveras Blvd in Milpitas. Follow E Calaveras Blvd to Felter Road.

Tours of this property is by appointment only. Please provide a 48 hour minimum notice.





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## Highlights

- Beautiful views
- 2110 square foot main home
- 1058 square foot second home
- 2086 square foot barn
- Conveniently located next to major metropolitan areas
- Varied terrain, from flat, to rolling hills
- Class II soils for vineyard potential
- Close proximity to Ed R. Levin park with hundreds of miles of riding and hiking trails
- Welcome respite from the big city
- Additional well on 1.23 acre parcel







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## Size and Zoning

The 35 +/- acre ranch consists of two parcels:

APN#	Acres	Zoning
042-31-005	33.3	HS-sr
042-31-007	1.23	HS-sr

The property is governed by the Santa Clara County Zoning Ordinance. An excerpt from the zoning ordinance is provided below. Refer to the Santa Clara Zoning Ordinance for a complete description.



“The purpose of the Hillside district, also known as the HS district, is to preserve mountainous lands, unplanned or unsuited for urban development primarily in open space and to promote those uses which support and enhance a rural character, which protect and promote wise use of natural resources, and which avoid the risks imposed by natural hazards found in these areas.

Development shall be limited to avoid the need for public services and facilities. Permitted uses include agriculture and grazing, very low density residential use, low density, low intensity recreation, mineral and other resource extraction, and land in its natural state. Low-intensity commercial, industrial, and institutional uses may also be allowed if they require a remote, rural setting and are sized to primarily serve the rural resident or community, or if they support the recreational or productive use, study, appreciation, or enhancement of the natural environment.”

Prospective buyers are strongly encouraged to contact the Santa Clara Planning department for approved property uses.

Current Property Taxes: \$4131





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## Utilities

Water is supplied by two wells: one well on the 33 acre parcel and a second well on the 1.23 acre parcel. In addition to the year-round pond there is a spring on the property. This land does not lack water!

Electricity and propane are in use on the 33 acre parcel.







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## Activities

Saunter over to Big Dog Vineyards, open on the weekends, for wine tasting and wine events.

Horseback riders and hikers can enjoy Ed R. Levin park.

About Ed R. Levin County Park:

Ed R. Levin County Park, one of Santa Clara County's most unique regional park and recreation areas. This 1,558-acre park combines the traditional features of an urban park such as picnicking, fishing and play areas, with the complex trail system of many regional wilderness parks. Ed R. Levin's expansive lawn areas make it an ideal spot for family outings, while the rolling grasslands and Oak woodlands are available to visitors looking for a back-to-nature experience. The park's Monument Peak provides a spectacular view of the valley floor and the San Francisco Bay.



Adjacent to Ed R. Levin park is the 3000-acre Mission Peak Regional Preserve:

Rising steeply to the east of the city of Fremont, Mission and Monument peaks form a dramatic backdrop to the South Bay. Hawks and vultures share the summit airspace with sailplanes riding the thermals, and a down-to-earth herd of feral goats roams the cliffs. At the top of Mission Peak, hikers will be rewarded with views of Mount Hamilton to the south, the Santa Cruz Mountains to the west, Mt. Tamalpais to the north, and Mt. Diablo and the Sierra Nevada to the northeast.

The Peak Trail from Ohlone College is an enjoyable hike to the summit that passes a horse corral, and through shaded woodlands and open grasslands. This trail is part of the Bay Area Ridge Trail, a planned 550+-mile multi-use trail (currently over 330 miles are complete) along the hill and mountain ridgelines ringing the San Francisco Bay Area. The Stanford Avenue staging area is also the western access to the Ohlone Wilderness Trail, a 29-mile hiking and riding trail through some of southern Alameda County's most beautiful wilderness. Permits are required to hike in the Ohlone Wilderness.





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## About Milpitas



Milpitas is a city in Santa Clara County, California. It is located with San Jose to its south and Fremont to its north, at the eastern end of State Route 237 and generally between Interstates 680 and 880, which run roughly north/south through the city. With Alameda County bordering directly on the north, Milpitas sits in the extreme northeast section of the South Bay, bordering the East Bay and Fremont. Milpitas is also located within the Silicon Valley. The corporate headquarters of Maxtor, LSI Corporation, Adaptec, Intersil, FireEye, Viavi, and Lumentum, KLA-Tencor, SanDisk and View Inc. sit within the industrial zones of Milpitas. The population was 66,790 at the 2010 census.







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## Santa Clara County



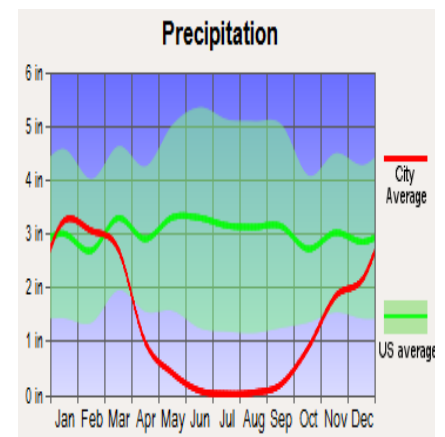
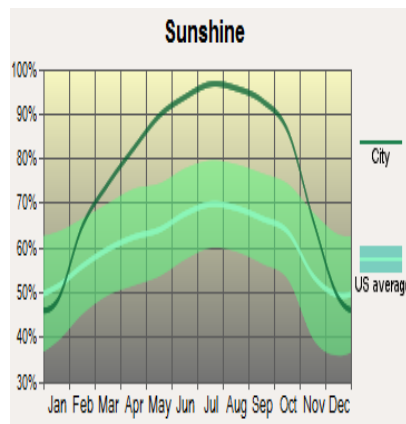
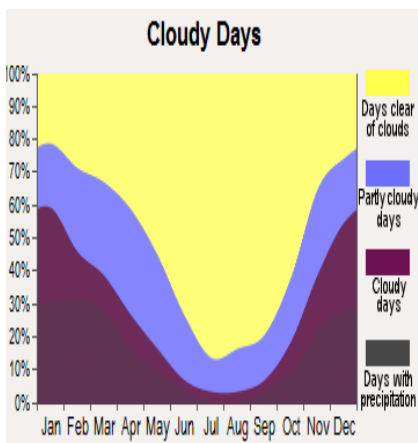
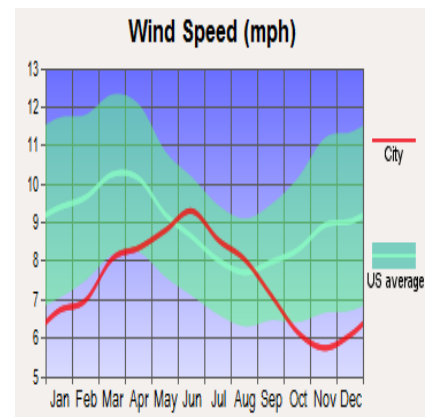
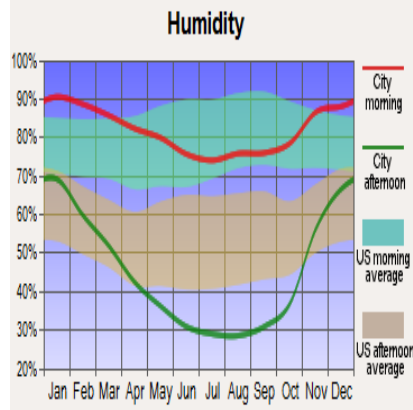
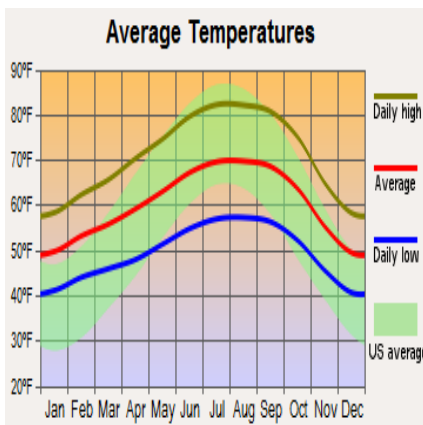
“Santa Clara County, officially the County of Santa Clara, is California’s 6th most populous county, with a population was 1,781,642, as of the 2010 census.[3] The county seat and largest city is San Jose, the 10th most populous city in the United States and California’s 3rd most populous city.

Home to Silicon Valley, Santa Clara County is a global economic center for high technology and has the third highest GDP per capita in the world (after Zurich, Switzerland and Oslo, Norway), according to the Brookings Institution.”

Excerpt from Wikipedia

Santa Clara County is part of the San Jose-Sunnyvale-Santa Clara, CA Metropolitan Statistical Area as well as the San Jose-San Francisco-Oakland, CA Combined Statistical Area. Located at the southern end of the San Francisco Bay, the highly urbanized Santa Clara Valley within Santa Clara County is also known as Silicon Valley. Santa Clara is the most populous county in the San Francisco Bay Area and in Northern California, and is one of the most affluent counties in the United States.

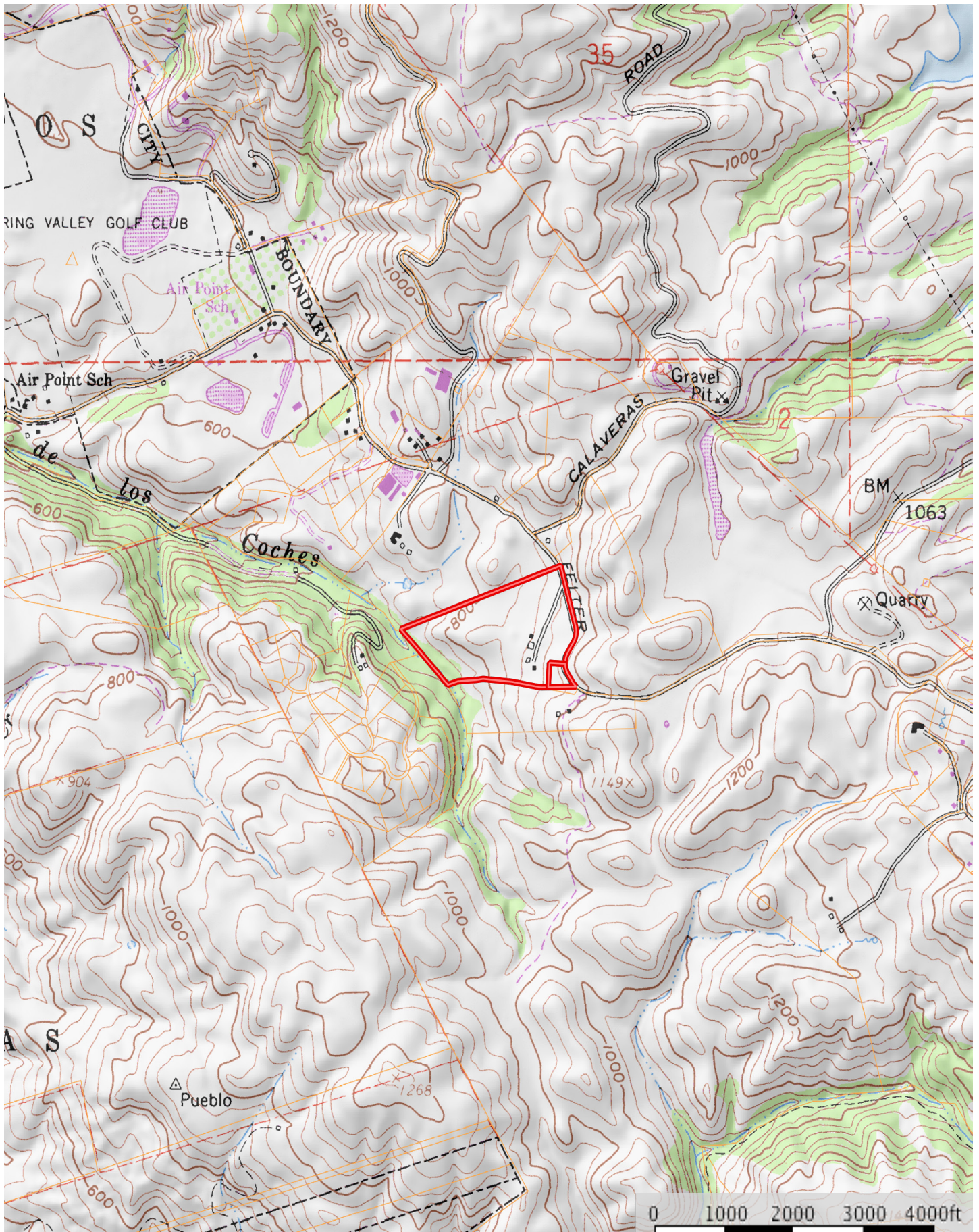
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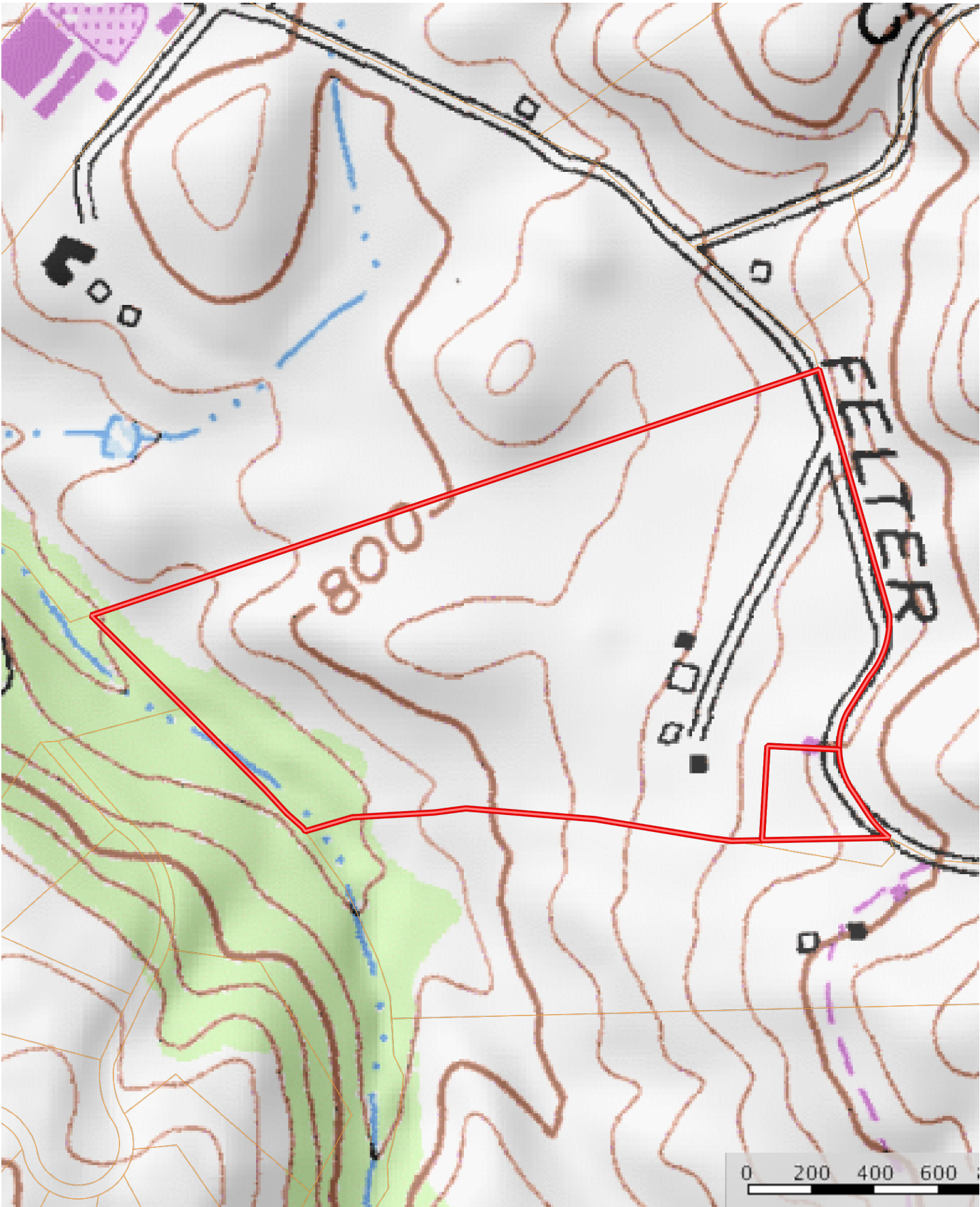
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4140 Felter Road  
California, 35 AC +/-





## **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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