

32620 County Road 13. Zamora

- 27+/- acres fenced grazing
- 25+/- acres Almonds. Non-Pareil on Lovell Peach root stock
- 2494 square foot home
- Pool
- Shop
- 2 historical large barns
- Detached office
- Tank house
- 4 car detached garage
- Mare motel

RECENT IMPROVEMENTS - \$453,850

- Mare motel (grading, surveying, permitting, base rock drive and turnaround, electrical and lighting, trenching for water supply): \$139,000
- Perimeter fencing around entire non-orchard property, "alpaca pens" (top rail with non-climb), added non-climb to all split-rail fencing along the orchard, added new split rail fencing by driveway/gate, new auto gate opener with Door bird app-controlled video keypad and solar: \$132,600
- Electrical repairs per the home inspection report, two Tesla chargers, one 50A RV outlet at the exterior of the shop. Upgraded electrical amperage from house to water tower/pool. \$16,000
- Painted exterior buildings (barns, garage): \$10,300
- House renovations: new upstairs bathroom including vanity, shower, flooring, sinks, lighting, barn door. New flooring upstairs and in downstairs office/kitchen/bath, new paint throughout, skylights in main bedroom and bathroom and sun tunnel in upstairs stairwell. \$70,400
- Foundation retrofit for earthquake. \$11,250
- Replaced HVAC system up and down and added Lennox 5" MERV 16 whole-home filtration boxes on both systems. New outdoor compressors, new interior/blower units. New Nest thermostats. \$20,300
- New insulation attic and crawlspace, sealed for pests, added moisture barrier. \$9,000
- New pool pump filter housing and filters and new pool robot cleaner. \$2,400
- Water and power to the south large circle pasture (stubbed out). \$12,000
- New domestic well pump. \$6,500
- Polished shop building floor, multi-day process with matte finish to remove stains and imperfections. \$12,600
- Upgraded all sprinkler controllers to Internet/app controlled Hydrowise. \$2,000
- Indoor/outdoor Wi-Fi network: \$1,000
- Smart locks on house and shop. \$900
- Solar pond aerator (on-site, not yet installed). \$7,600