

## **Iron Oak Ranch – 29099 Doveweed Way Shingletown, CA**

### **DETAILS: The following is a list of improvements and upgrades since 2024**

HOUSE FEATURES : 3,367 sf, built in 1984, fully upgraded and remodeled with top-of-the-line amenities

- New ghost control solar entrance gate
- New stucco on house exterior
- New exterior lights
- New lawn with irrigation
- New 50 yr Presidential comp shingle roof
- New panel upgrade – solar ready and generator plug ready
- Front Ring Doorbell and backside motion security Ring camera
- New gutters
- New Auquor modern hydrant house hose bibs
- New Andersen casement windows, sliders and front door
- Tiled front entry with chandelier and black stained pine ceiling
- Knotty Alder Interior doors
- New door trim and upgraded baseboard
- New SPC flooring throughout
- New HVAC ducting
- New attic insulation
- New can lights, switches and plugs
- White oak wood on living room wall & bathroom walls, master closet ceiling
- Interior ceiling black stained pine
- Solid Oak fireplace mantels
- 2 woodstoves (LR, Bedroom) 1 Fireplace (study)
- Dining room peninsula bar sink, beverage fridge and under cab lights
- Bedrooms have painted pine ceilings
- All bedrooms have built in closet cabs and shelving
- Hall Bathroom and 2nd bathroom –Heated tile floors with wifi thermostats, Smart bidet toilets, new tile shower, new glass doors, wifi shower speakers, tile base (in hall bath), lighted LED mirrors with anti-fog

and new smooth wall texture.

KITCHEN – New cabinets, Quartz counters, black slate backsplash, pot filler, GE Café Double oven, GE Café electric stove top, 6ft Electrolux built in fridge/freezer, Kitchen Aid dishwasher, Kitchen Aid Microwave drawer, Touch faucet, instant hot water & filtered water, workstation sink with accessories, under cab & toe kick LED lights, lighted white oak shelves & chandelier, under cabinet outlets, recessed wood ceiling and can lighting

PANTRY – upper and lower, new cabinets, quartz counters, beverage fridge, under cab & toe kick LED lights, under cabinet outlets, recessed wood ceiling and can lighting

LAUNDRY – tall cabinets, washer & dryer included, workstation sink with accessories, lighted white oak shelf, recessed wood ceiling and can lighting

STUDY – original oak floors, black stained oak bookshelves, open brick fireplace, black stained pine ceiling, new smooth wall texture

MASTER BEDROOM – new carpet, painted pine ceiling, new smooth wall texture

MASTER BATH - Heated tile floors and shower bench with wifi thermostat, Smart bidet toilet, new tile shower Room with dual shower heads and rain shower above and standing tub, MR Steam in shower steamer with the XDream package (speakers, therapy light, aroma, control pad), new glass doors, lighted LED mirrors with anti-fog and new smooth wall texture, white oak accent walls

MASTER CLOSET – new carpet, smooth wall texture, closet built ins, safe door with gun rack, recessed wood ceiling

Patio Features:

EXTERIOR COVERED PATIO - 480sqft – New tile floor, cedar siding, pine interior, solid oak bar tops, Electric

fireplace with oak mantle, 2 beverage fridges, sink, ice chest, flat top, BBQ, stove top and cabinets, new can lights, fans and patio heaters.

NEW GUNITE SALTWATER POOL - 26k gallon 20x40 Pool built in 2024 – 8ft deep end, swim outs, vacuum robot,

lighted waterfalls, built in umbrella holders, exterior shower with water heater

POOL HOUSE - 296sqft – pine walls, LVP floors, cabinets with granite counters (workout equipment negotiable)

- New concrete patio around pool with under slab drains

#### FRONT YARD FEATURES:

- Dog Shed 20x12ft with 130ft x 30ft dog run
- Chicken Coop 8ft x 10ft with 30ft x 32ft run, 8ft tall fence with power and water
- Fenced Garden 138ft x 91ft with 8ft tall Fence, greenhouse and 8 hose bibs, 29 Raised garden beds
- Garden Shed 17ft x 16ft with power and lights
- RV hookups – power, water and septic ,50 amp
- 3 wells – 2 active
- Septic for house
- Starlink set up at house and barn

#### COW CAMP - (exterior kitchen by RV) Features:

- New paint
- New exterior door
- cabinets and interior wood sanded and stained
- new bar top
- new sink and hot water heater
- new concrete, fridge and shelves in pantry area
- Cinder block BBQ pit, 2 hose bibs
- Outdoor woodstove fireplace
- Zip line

#### HORSE BARN FEATURES:

- 2000 sqft–
- New stucco
- Insulated ceiling with Pine wood, block framing
- New cedar barn doors with metal frame
- Large 10ft wide ceiling fan
- 2 Chandeliers
- Interior wood sanded and stained
- Oversized stalls – 12ft x 12ft with 8ft 9in tall doors

- Center aisle 16ft wide 13ft tall
- Auto waters and feeders in each stall
- Tack room with new Stone Plastic Composite flooring, pine walls, halter hooks, saddle racks, and shelves
- Washroom with new SPC flooring, pine walls, Commercial Dog Wash and dryer, washer and dryer, fridge, shelves and hot water heater.
- 100ft Roll up hanging hose
- New 100-amp panel
- Entire Barn has Galvanized pipe fencing
- Exterior tack shed with saddle racks – 6ft x 13ft
- Hay/Storage shed – 16ft x 12ft – Holds 60 bales
- Washstand/rack
- Vet Horse Stock (stand)

RANCH GUEST QUARTERS - 830 sqft (all furniture and appliances stay) –

- New carpet with 2 twin beds
- LVP living room area with sectional couch and electric fireplace
- Fridge with dining room table
- Shower stall
- Sink area with new countertop
- New lights, plugs and switches
- Woodstove with stove top and oven
- Storage and shelves

OUTDOOR ARENA:

- Size – 130ft x 78ft
- Connected Round pen 1 size – 65ft x 60ft
- Connected Round Pen 2 size – 43ft x 43ft
- All have sprinklers
- Main arena has 2 new LED lamps for night riding
- Sand material in all

## PASTURE INFORMATION -

- 5 fully fenced pastures
- Hose bibs in each pasture
- over 4 miles of t post and galvanized pipe fencing and cross fencing
- several seasonal creeks and springs as well as shingle creek run through the property

## RV METAL GARAGE –

- Size: 1000 sqft – 12ft x 14ft roll up door
- New 100amp panel
- PG&E commercial electric account – can be transferred to new owner
- New garage door opener
- Loft storage

## Personal property Included with full purchase price –

- 2019 Coleman travel trailer with pop out
- 2024 Polaris Ranger 1000 quad cab
- 2024 TYM 2515 Tractor with attachments (backhoe, pallet forks, post hole digger, arena drag, box scraper, brush mower, bucket, clamp bucket)
- 4 solar game cameras set up and can transfer to new owner