

PLYMOUTH VINEYARD ESTATE
4 BEDROOM | 2^{1/2} BATH
±44.04 AC - FOR SALE

18600 SILVER OAK LANE
PLYMOUTH, CA 95669

PURCHASE PRICE:
\$2,650,000



TRI *Outdoor Properties*

LAND BROKERAGE | Recreational · Agricultural · Conservation
A Division of TRI Commercial Real Estate Services, Inc.

Property Info ~ Plymouth Vineyard Estate, Plymouth, CA

Address: 18600 Silver Oak Lane,
Plymouth, Ca 95669

APN: 015-040-033

Latitude: 38.479378

Longitude: -120.811467

Elevation: ±1,350 to 1,550 feet

Zoning: X Special use for Agriculture & Residential

Acres: **±44.04 Acres**

Price: **\$2,650,000**

MLS #: 18082749

Improvements: ± 3,800 Country French style home and private wine cave & pond with 10 acres planted grapes.

Terms: Cash or submit.



Prop. Description: Step out of this 3, 800 sqft, 4 bedroom - 2^{1/2} bath, Country French home to a wine country sunset overlooking a swimming pond surrounded by 10 acres of terraced, award winning grapes, and a 90 tree olive orchard lined by a rock wall ruins from the 1800's. This 44 acre property is ideal for entertaining, in the large great room that opens up to an outdoor fireplace and 600 bottle wine cave. (See page 3 for full property description)

Directions: From Sacramento: Hwy 50 east to Sunrise Blvd south to Hwy 16. East to Plymouth, take 1st exit off round about, take 1st right on Fiddletown Rd & go 1.2 miles & take right on Silver Oak lane to prop.

Full Property Description ~ Plymouth Vineyard Estate, Plymouth, CA

This ±3,800 sq.ft County French style home was custom built by Loren Fasmer in 2002, and is an Insulated Concrete Form (ICF) constructed home with 13 inch walls built on a concrete foundation.

You open the custom hardwood door, enter through the natural rock floor foyer, and on to the great room with its large wood-burning fireplace, powder room, custom cabinet entertainment center, cathedral ceilings highlighting custom rod iron cat walk, sky lights, manual and automatic shades, opening up to beautiful views of the vineyard. You quickly see this is both a warm house made for easy living and even easier entertaining.

Off to the right is an office/library with his/her work desks and shelves that were custom designed. Off to the left is a dining room, with custom cabinets and large iron chandelier. The Kitchen is part of the great room, with custom made cooking island (Granite counter tops w/custom hood and work sink); plenty of Corian topped work space with a double sink (viewing the rose and butterfly garden), and plenty of storage. The kitchen passes through the pantry and into the mud room (washer /dryer/ sink) which exists to the walk way to the east garage. The Kitchen also opens to a breakfast room with gas fire place with views leading to the outdoor sitting area.

The outdoor patio has two grapevine covered trellis and several sitting areas, outdoor dining area, wood burning fire place and walk way to the wine cave. The wine cave is natural temperature controlled cave with 600 bottle capacity.

There are 4 Bedrooms with the house: the Master bedroom, golden room, green room, and vineyard view room. The Master bedroom is downstairs, and is a spacious bedroom with gas fireplace looking out to dwarf redwoods covering a trough fountain and vineyards. It has a large bathroom, with his/hers vanities, a large two headed travertine tile walk-in shower, claw foot soaking tub, walk-in his and her closets with space saving shelving and a safe for guns/valuables. The Master bedroom opens up to a patio and stone sitting area overlooking the vineyard, orchards and pond. The three other bedrooms are upstairs along a custom rod iron (Alan Hiatt) catwalk that is open to the great room. The golden room is a large bedroom with a balcony (rod Iron) overlooking the front fountain with view of the rolling hills and the snow-capped Sierra's in the winter. This room shares a Jack and Jill bathroom with the Green Room that has two separate sinks/vanities and a full bath. The green room is spacious bedroom viewing the butterfly gardens and wine cave. Finally the vineyard view room is currently used as a workout room with a view of the vineyards and pond, but it has the space to add another full bath if needed.

There are covered walk ways on both sides of the house leading each to an east and west garage, both garages have complete cabinet storage systems installed. The east garage has 1 hardwood work bench, freezer storage, washing sink full attic storage, contains the house water treatment system and can fit two cars. The west garage has two hardwood work benches, one entrance for an ATV and the main entrance to park two cars.

The landscaper/designer, is Cathy Landgraf, who is very well known locally as the best in the Shenandoah Valley. She planted the 90 tree Oil Orchard in 2000, along with over 70 other trees (Liquid Amber, Oak, Fig, Redwood, Japanese Maple, Apple, Spruce, Deodar, Pine, Birch, Manzanita, Ginkgo, Buckeye, and Black Locust) to compliment the many gardens and areas around the ranch and ruins. She built and installed 4 Water Features (Fountains in front & backyard, arroyo water fall and pond fountain). It is said that healthy ecosystems attract wild life and indeed this property does: Deer, coyotes, bobcats, fox, skunk, raccoon, quail, hawks, great horned owl, blue heron, white egret, geese, ducks and all kinds of small birds can be seen on the property any day or night.

In 2016 a complete solar farm, approx. 100 panels, was installed to run the Ranch. Annual energy cost between \$1000 and \$2000 a year. There is a full house propane generator, with oversized tank, for prolonged power outages.

On the property, there are four dug wells (300 feet producing 15 gal min., 400 feet producing 55 gal. min. and 600 feet producing 100 gal. min., 36 feet producing in winter and hand dug in the 1800's) with two that are active, one for the pond and the other for the house and landscaping. A three phase water treatment system (Kinetico: 5 Micron system with two 5,000 gal. holding tanks, flows to a kinetic energy paper filter softener and then to a reverse osmoses in-house system). Hot water is provided by a tank-less heater system. There are three Fire/Pump Houses, along with a .8 acre pond, 23 feet deep with 60 ml liner, three aeration units, fountain, fish habitat (bass and bluegill), used for recreation (swimming, paddle boarding and fishing) and irrigation. It has a rock patio, solar pavilion, deck and dock with rock walls all around. Great place for a party or just a glass of wine while listening to the water, observing nature and the amazing sunsets.

Property Pictures ~ Plymouth Vineyard Estate, Plymouth, CA



Front Gate



±0.8 Acre Swimming Pond



Pond Deck and Dock



Front of House

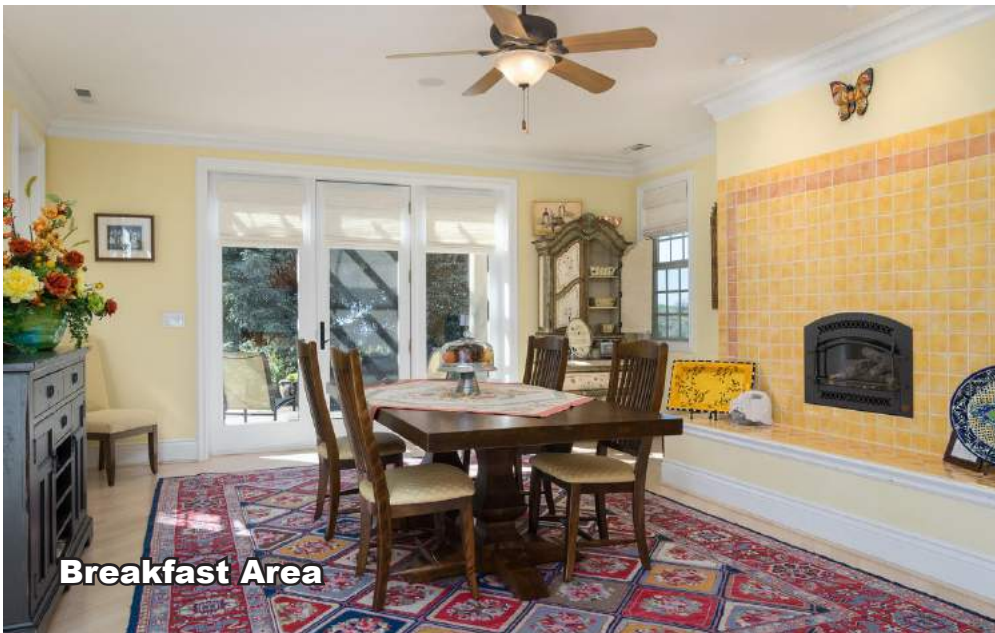
Property Pictures ~ Plymouth Vineyard Estate, Plymouth, CA



Entrance Foyer / Great Room



Kitchen



Breakfast Area

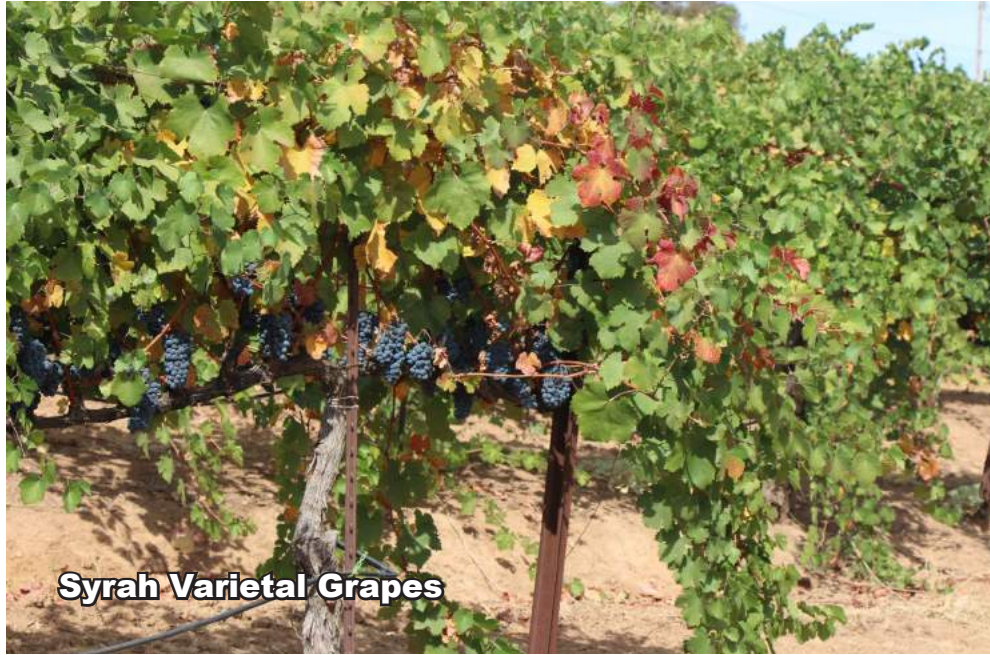


Master Bedroom

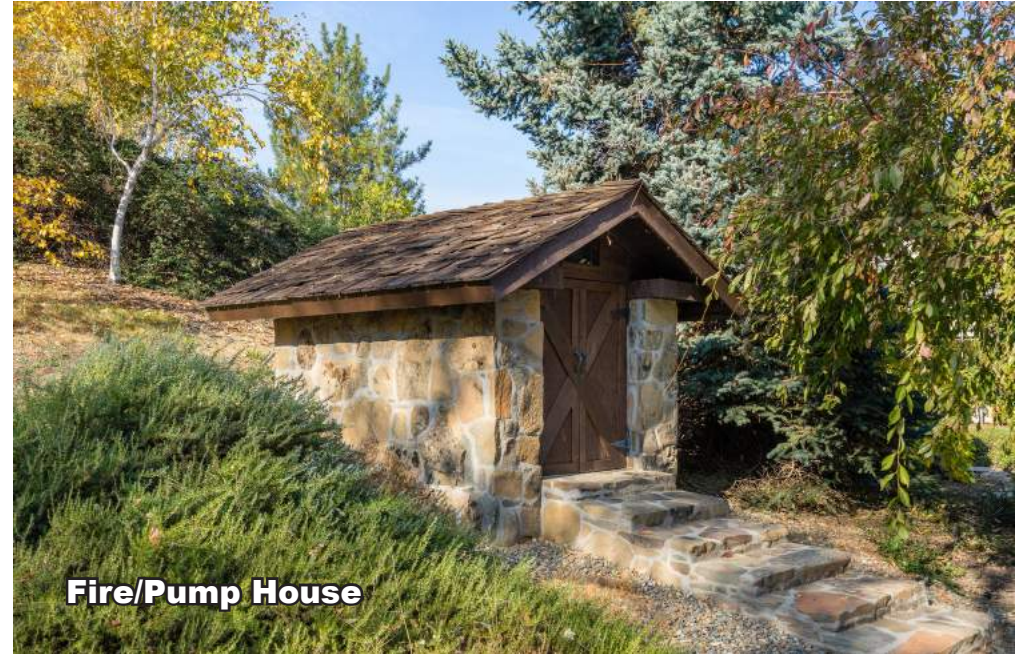
Property Pictures ~ Plymouth Vineyard Estate, Plymouth, CA



Property Pictures ~ Plymouth Vineyard Estate, Plymouth, CA



Syrah Varietal Grapes



Fire/Pump House



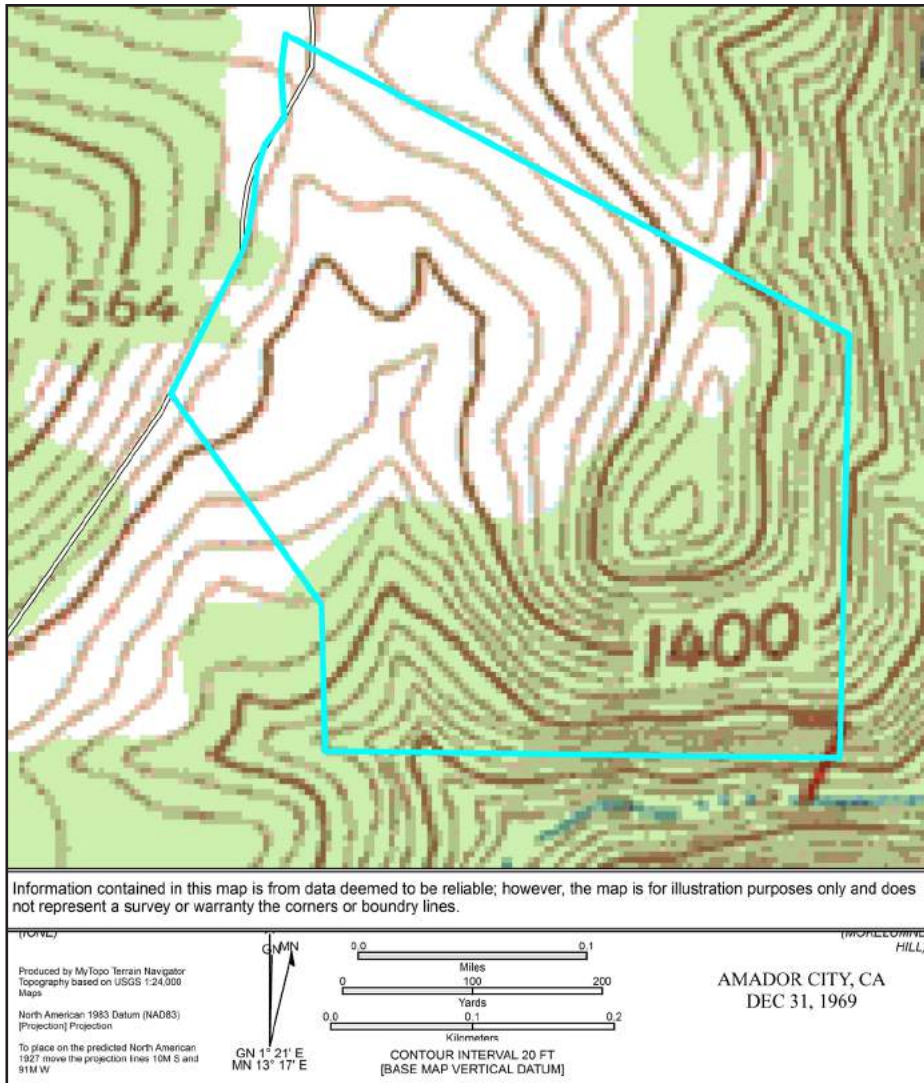
Two 5,000-Gal Water Holding Tanks



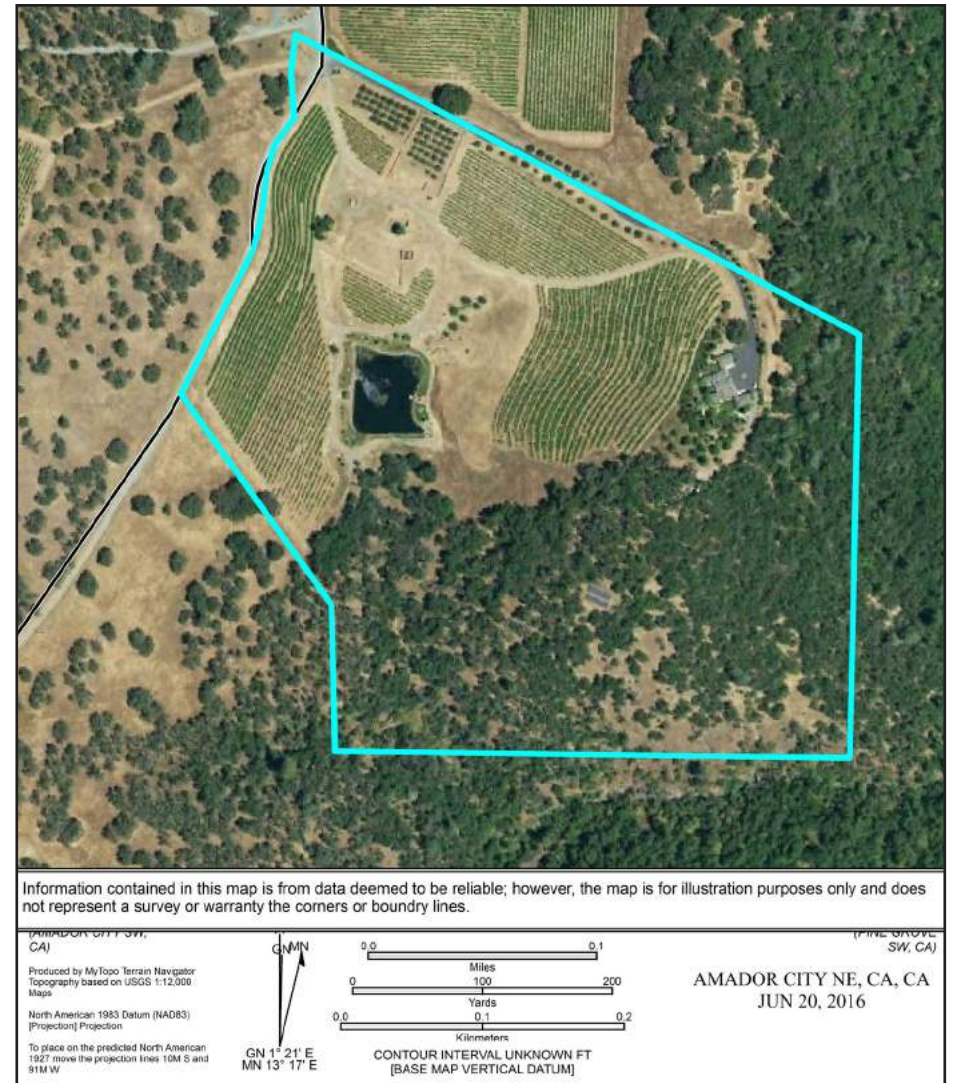
Property Aerial with Solar Panels

Property Maps ~ Plymouth Vineyard Estate, Plymouth, CA

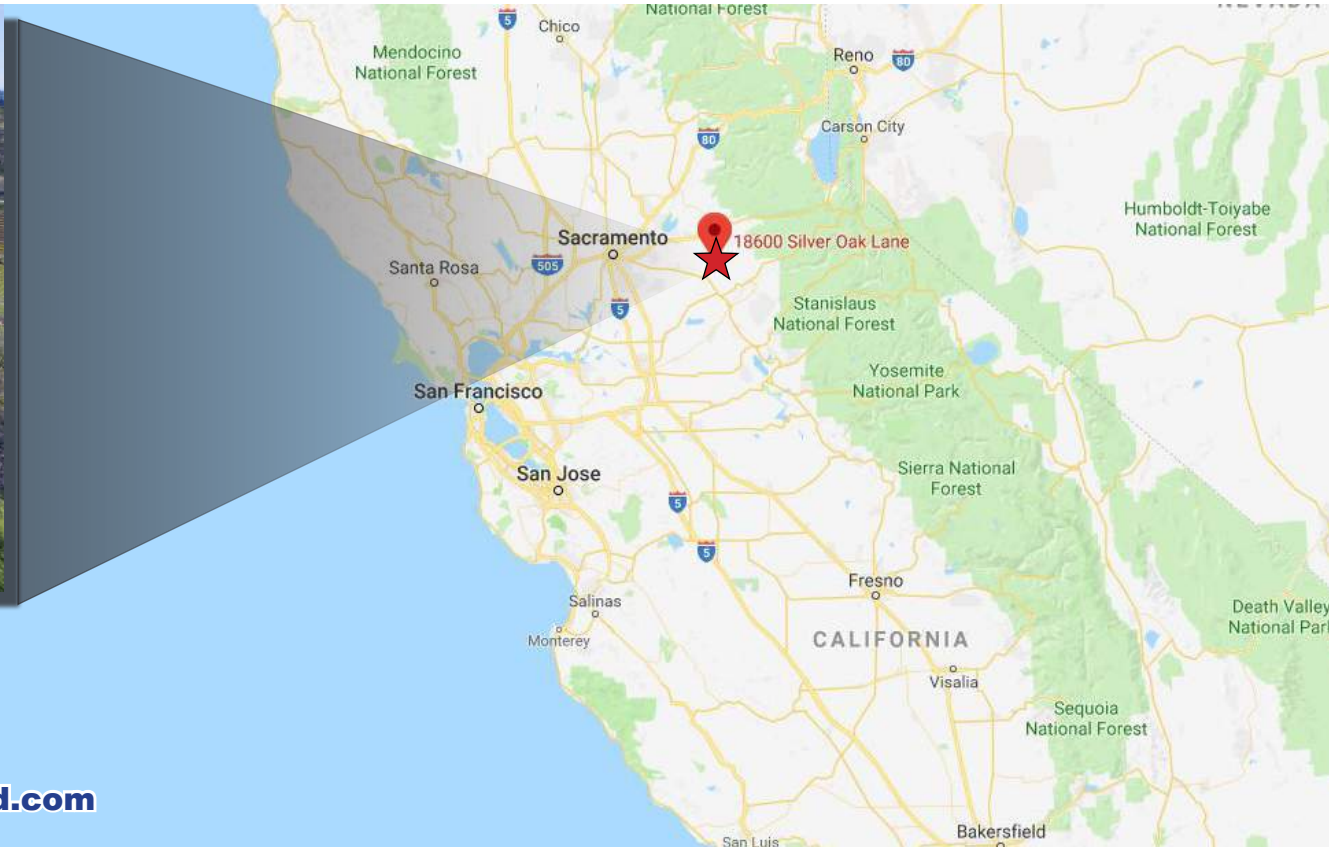
Topographical Map



Aerial Map



Property Summary ~ Plymouth Vineyard Estate, Plymouth, CA



**For Sale: ±44.04 AC
\$2,650,000**

For Additional information visit www.Land.com

For More Information Contact:



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