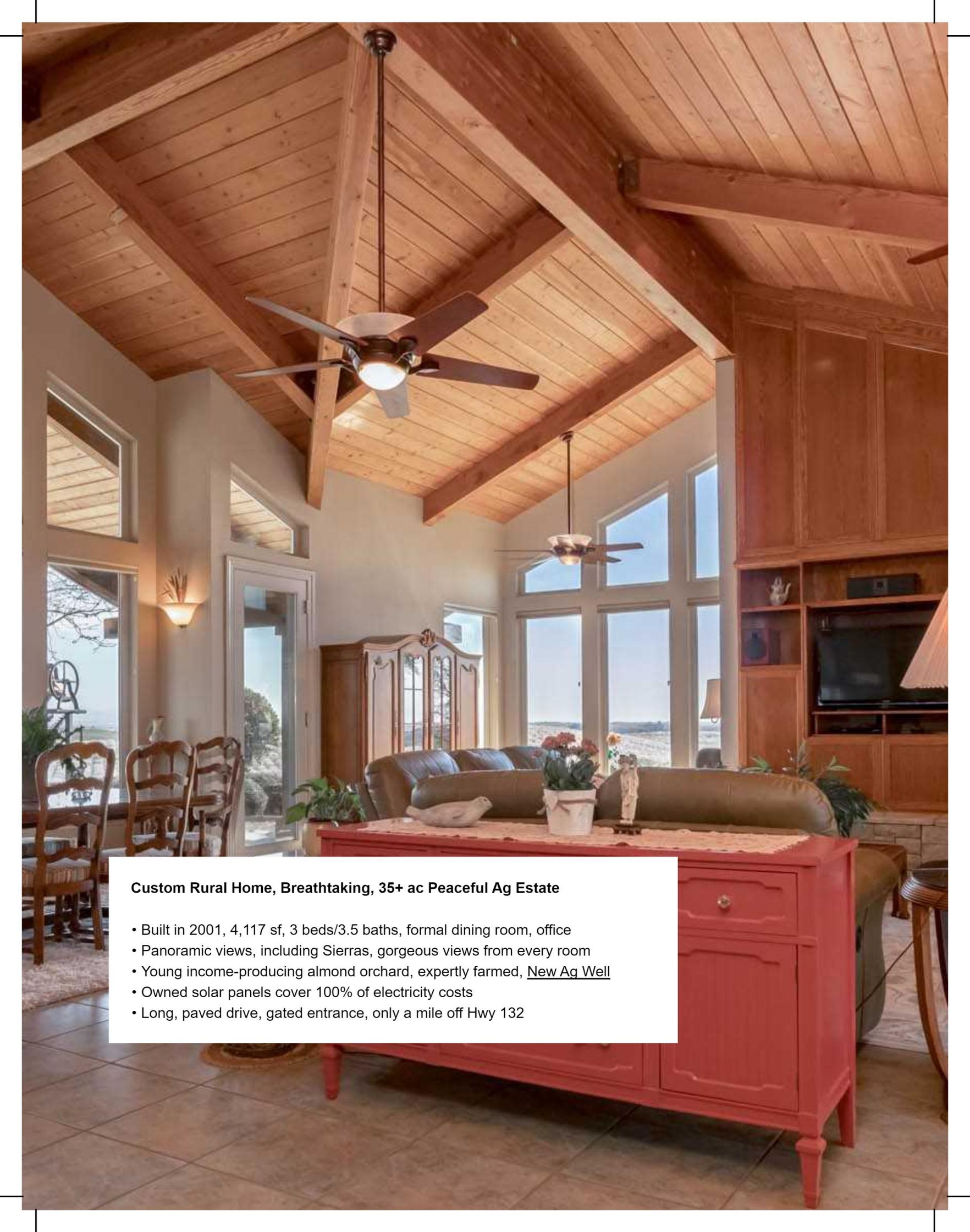


Custom Rural Home, Young Almond Orchard  
\$1,650,000



**Custom Rural Home, Breathtaking, 35+ ac Peaceful Ag Estate**

- Built in 2001, 4,117 sf, 3 beds/3.5 baths, formal dining room, office
- Panoramic views, including Sierras, gorgeous views from every room
- Young income-producing almond orchard, expertly farmed, [New Ag Well](#)
- Owned solar panels cover 100% of electricity costs
- Long, paved drive, gated entrance, only a mile off Hwy 132

# PRIDE OF OWNERSHIP RURAL ESTATE, PRODUCING YOUNG ALMOND ORCHARD

702 Crabtree Rd Waterford CA 95386

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This hilltop custom home was designed to bring in the magnificent views that surround it! Huge windows, strategically placed skylights, capture beautiful views for every room. Gracefully appointed, with custom oak cabinetry, neutral tile floors, and impressive wood beams on the massive covered patio. A rare country retreat perfect for entertaining both inside and out! Having space and amenities, serenity and a quiet setting to recharge! Wake up in the morning to a beautiful sunrise and enjoy the gorgeous evening sunsets! All of this, in addition to a young, exceptional, producing Almond Orchard, featuring a new Ag Well!

[premiercaproperties.com](http://premiercaproperties.com)



**Kitchen** is well appointed:

- Custom oak cabinets, Corian counters, multiple full extension drawers, raised eating bar, breakfast nook, huge organized walk-in pantry
- Electric stainless steel GE appliances, double ovens, warming drawer
- Island w/second sink
- Built-in microwave, dishwasher, appliance garage
- Skylight for natural lighting
- 2 full extension. lock-in-place chopping block drawers

**Great Room** boasts a warm and cozy fireplace with raised hearth, reading nook, gorgeous open-beamed ceiling, endless views, large-tile floors, and built-in oak cabinets. **Formal Dining Room** with a handsome tray ceiling, complete with gorgeous views. **Office** is roomy, finished with recessed lighting. **Reading/Playroom** has wonderful views and a practical purpose. **Storage** is abundant w/ custom oak cabinetry throughout



**Master Bedroom** is conveniently equipped with 2 walk-in closets, sitting area, and stunning views of the surrounding orchards and the Sierras. The gorgeous wood-beamed ceiling mirrors the artistry of the Great Room and Patio ceilings.

**Master Bathroom** Double sinks with vanity area, 6 ft sunken tub, and walk-in shower. Molded counters and large-tile floors and a separate toilet room.

- **Covered Front, Side, Back Patios** 1,000 sf of entertaining space, stunning views of surrounding orchards and Sierras. Large open beams, ceiling fan, and stamped-concrete flooring complete the design.
- **3-Car Garage** is finished, with 1,217 sf, and an abundance of storage shelving and cabinets
- **Landscaping** is low maintenance, with automatic sprinklers/drip in front and back yards
- **Solar Panels** are owned, covering 100% of electricity costs. Solar inverters covered w/15 yr warranty





**Example income benefit per year based on 2020**

\$24,166 2020 Almond Income (From 2019 Crop)

\$ 4,744 Property Tax Reimbursement

\$ 5,000+/- Electrical Saving From Owned Solar Panels

**\$33,910+/- Total Benefit Per Year**

**(potentially increasing in 2024 to \$41,345)**

The estate's 30-acre (planted in 2015), income-producing almond orchard is expertly farmed and has exceptional production. Professionally managed with a lease in place.

Almond income (per lease) based upon the landlord receiving 13% of gross sales. Landlord's income will increase to **17% of the gross beginning in 2024**. This could increase the almond income of **\$31,601** in the previous example for a projected benefit per year of **\$41,345**.

This property features a new AG well.

A short 5 min drive to Modesto & Turlock reservoirs. Just down the hill from Don Pedro Lake and on the way to Yosemite National Park!



**Marcus Haney**  
Founder / REALTOR®  
209.847.7475  
Marcus@premiercaproperties.com  
DRE #01917446