

# Montgomery Farm

AN EQUESTRIAN  
COUNTRY ESTATE



43463/43457 Montgomery Ave  
Davis, California

# Welcome to Montgomery Farm

An Exquisite Equestrian Country Estate designed and created from the inspiration of a young girl's love for horses and her dream to compete!

Located in Davis, the heart of Yolo County, and minutes from the world-renowned UCDAVIS Equine Veterinary Hospital, this offering provides the perfect level of luxury living amongst a backdrop of horses, fertile farmland, and breathtaking sunsets. Right away you will notice the first of two homes as the stately Modern Farmhouse sits in the Winner's Circle with 4,450sf of thoughtfully planned living space, perfected for grand-scale entertaining! The resort-style backyard boasts multiple dining areas, lush lawns, a pristine pool, and a LUX 432sf cabana with a full bath. Upon entry to the gated farm, the stylish guest house will immediately draw your eye with its stunning floor-to-ceiling windows and natural appeal - comfortable in size at 1,564sf with 2 bedrooms and 1 bath. The facilities and grounds will command the attention of even the most discerning of equestrian buyers. Offering a 6-stall Horse Barn; 120'x250' Covered Arena w/GGT Footing; Equipment Barn w/drive-through access; Open-Front Hay Barn; Round Pen, Irrigated Pasture, and 12 acres of Class I farmland.



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# The Estate

APN: 069-010-055

SIZE: 20 +/- acres\*

Land Purchased: 2014

Flood Zone: X

ZONING: A-N

[click here for zoning regulations](#)

COUNTY: Yolo

Build Out: 2016

Soil: Front of the parcel is Yolo silt loam, 0 to 2 percent slopes, MLRA 17, Class I, Storie Index of 85; Rear of the parcel is Reiff very fine sandy loam, Class I, Story Index of 85

\*Main Home, Guest Home, and Farm share 8 acres with 12 acres of bare Class I Soil to the south

## MAIN HOME

- 43463 Montgomery Avenue
- 4,450 sf of living space
- 4 Bedrooms, 3 Full Bathrooms
- 2019 Built

## GUEST HOME

- 43457 Montgomery Avenue
- 1,564 sf of living space
- 2 Bedrooms, 1 Full Bathroom
- 2016 Built

## Outdoor Entertainment Area

- Covered Porch – oversized with ceiling fans and farmhouse lighting
- Pristine Heated Pool with Waterfalls
- 432sf Luxury Cabana with full bath, heating & air
- Covered trellis with barbeque area and multiple seating options
- Lush lawns and captivating landscapes

# The Grounds

Commanding the attention of even the most discerning of equestrian buyers are the facilities and grounds

- Utilities
  - PG&E – 3 meters – 2 bills
  - Natural gas
  - Kohler generator installed to power main home and well in the event of an outage
- Water
  - Domestic Well
  - 7.5hp, 8" casing
  - 119-gallon bladder tank
- 6-Stall Horse Barn
  - 2,700sf; 29'+ in height; 14' barn doors
  - 14'x14' pillow mat stalls with paddocks with Nelson waterers
  - Classic Equine powder-coated and wood stall fronts with yoke openings
  - Tack-up/Wash area – inside and out, with hot water and vinyl covered walls for easy cleanup
  - 14.5' center aisle with rubber paver tiles
  - Tack Room
- 120'x250' Covered/Lighted Arena
  - GGT Footing which consists of a textile blend, silica sand with a subbase pad, class 2 base rock, and silica blend – installed by Tony Judge of Olympia Footing
  - Footing is watered automatically with a pull-behind water wheel
  - The heavy-duty metal roof hosts skylights and was designed for the option of solar panels
- Open-Front Hay Barn
  - 795sf; 17' at the highest
- Equipment Barn with 4 drive-through access doors
  - 1,750sf; 35'x50'
  - 539sf Covered Porch
- Round Pen
  - 60' Powder-Coated Pipe Fencing
  - Sand Footing
- Irrigated Pasture
  - Powder-Coated Pipe Fencing
  - Pistol-jet irrigation sprinklers



## Interior

- Lighted steps lead you to the grand entrance into the large foyer with rock columns
- The farm and the horses are seen from the bank of windows directly ahead and the sliding doors lead you to the large porch and outdoor seating areas
- Custom crown molding and beautiful custom white cabinets accent the oversized windows that capture the farm and views
- The Great Room and Kitchen adorn 19' ceilings with custom distressed pine beams
- A custom-made fireplace is hand-poured cement and tiled to the ceiling
- Simply gorgeous engineered wood floors adorn the home from one end to the other
- A Formal Dining Room is located just off the foyer with a pass-through Butler's Pantry
- Plantation shutters dress the PELLE windows and can be found throughout the home, with the kitchen as an exception
- Commissioned 15' STUNNING glass counter that consists of 5 layers of glass poured into a custom kiln by a Los Angeles artist – the counter comfortably seats six
- The Chef Caliber Kitchen hosts a 48" WOLF stove with double ovens, six burners, a griddle, and pot filler; A hand-designed hood reaches dramatically to the ceiling
- Along one wall is a Subzero 48" refrigerator and a WOLF wall oven with a microwave
- The same wall hosts a bar area with a sink and water purifier, icemaker, and a Subzero multi-zoned wine refrigerator with a 105 bottle capacity
- Two 15' Ceasarstone islands house plenty of storage including a WOLF warming drawer and the second of two MIELE dishwasher
- Two large sinks are conveniently located to aid in entertaining; The sink at the window offers purified water





- All bedrooms have dramatic cathedral ceilings with distressed beams
- The primary bedroom features a wall of glass with a door to the covered porch
- Its en-suite bath is simply exquisite - the large shower is set apart with a glass front and designer tiles by McIntyre and Lunada, the soaking tub is surrounded by windows, and the coved ceiling adds just the right amount of architectural interest and glamour
- Two of the guest rooms share a Jack-and-Jill style bathroom with patterned cement flooring and subway tile
- The 4th bedroom is presently used as an office with stylish barn doors, fabulous lighting, and a walk-in closet
- A Central Vac system keeps this modern farmhouse tidy





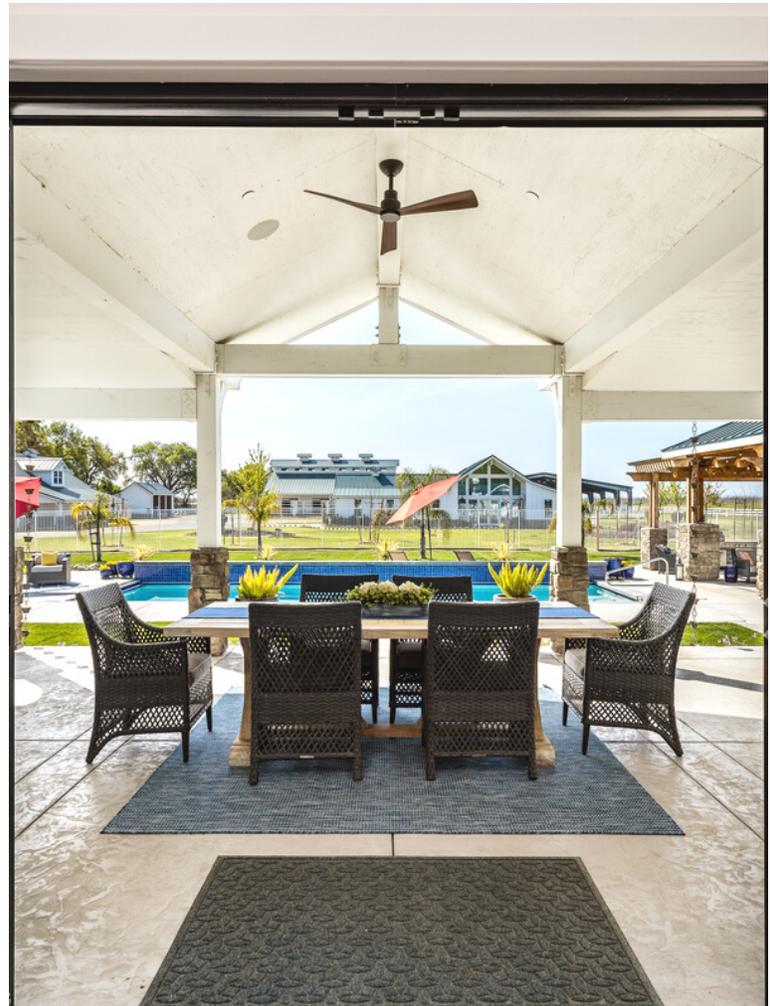




## Staycation

The resort-style backyard was designed with the entertainer in mind! Whether a small group of friends enjoying the sunset over a cocktail or a large summer family reunion – THIS IS THE VENUE!

- The sparkling pool is a welcoming reprieve from the hot California summers – pristine and inviting with blue tile and tranquil waterfalls along the edge
  - Ample in size at 45'x15'
  - Heated for the cooler months and an electric cover to keep the pool clear
- The large covered porch offers two generous seating areas and has hosted many a dinner party for its owner and guests
- A grand-scale covered trellis stands a few feet away where additional seating may be found next to the BBQ area
- The Cabana is a masterpiece of design & modern luxury – gracious in size at 432sf with a full bath and central heating and air – additional uses may include a guest room, home gym, or detached home office





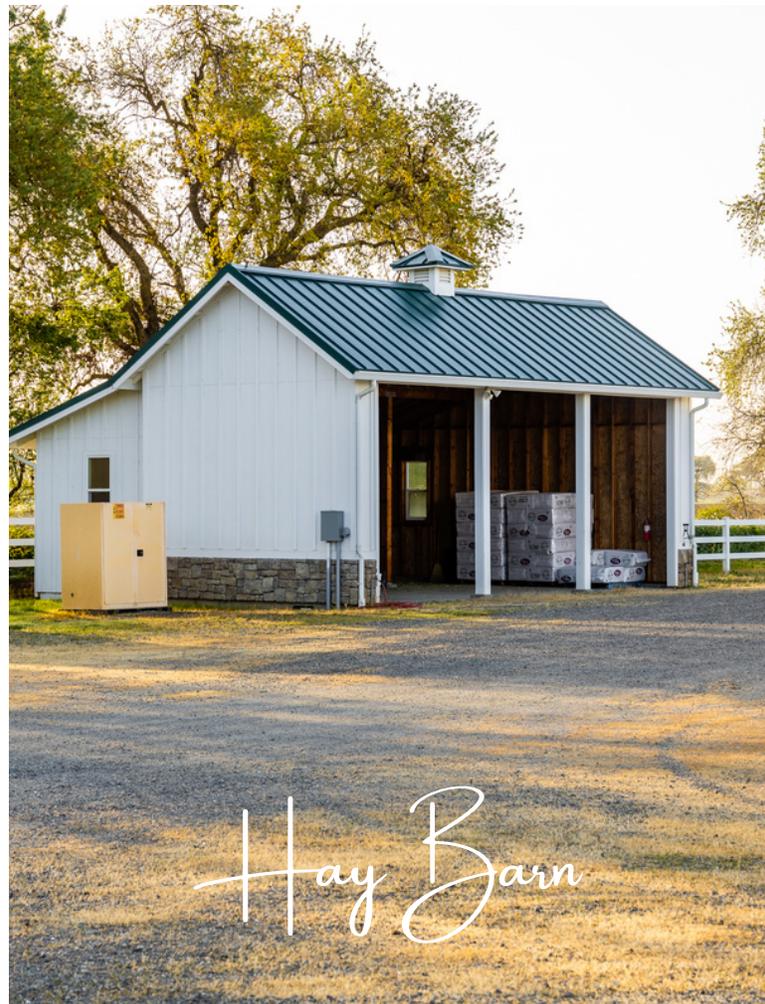
## The Guest Home

- As impeccable in design as the main home and equally as stunning
- Floor to ceiling windows capture the natural light and beauty of its setting
- Glass doors flank the south wall and lead to the covered patio with a beautiful view of the farm
- The wooden stairs with sleek cable banisters add an industrial vibe and lead you to the 240sf loft
- Stainless steel appliance adorn the kitchen alongside quartz counters
- An oversized island adds additional storage and seating for breakfast nook overflow
- A spacious mudroom doubles for laundry with walls of cupboards, counter, and a sink
- An additional outdoor full bathroom blends into the facade to service those at the farm



## The Farm

- The gated entrance to the farm and guest home provides an extra level of security and safety for the humans and horses alike
- One will appreciate the well-planned design of flow for trailers, hay trucks, and equipment
- All structures are on a slab foundation with the exception of the main home and cabana
- Impressive are the matching white buildings, green metal roofs, rock accents, and cupolas
- All structures have electricity, lighting, and water
- Gravel roads have been regularly maintained
- Along with the landscaping, 65+ trees are irrigated via an automatic drip system
- Separate access road located east of farm fence line for traveling to the backside of the property











# A Champion in the Heart of Yolo County Davis, California

- 5 minutes to I80
- 20 minutes to the Yolo County Airport
- 30 minutes to the Sacramento International Airport
- 90 minutes to San Francisco



Minutes from the world-renowned  
UCDAVIS Equine Veterinary Hospital

SunCatcherStudios.com

## UC Davis Ranks First in the Nation in Veterinary Science

- by Trina Wood
- February 26, 2019

The University of California, Davis, School of Veterinary Medicine is ranked number one in the United States for the fifth year in a row in the annual 2019 QS World University subject rankings. The rankings, released Feb. 26, placed the school second globally in Veterinary Science.

“The continued recognition of UC Davis as a world leader in veterinary sciences is a tribute to our outstanding people and programs that advance the health of animals, people, and our planet,” said the school’s dean, Michael D. Lairmore.

IMAGE HERE

The rankings are prepared by Quacquarelli Symonds, which is considered to be one of the most-widely referenced rankings agencies in the world. The veterinary ranking examines four indicators including academic reputation, reputation with employers, citations per paper, and productivity and impact of professors through a common metric called the h-index.

The school has shaped the field of veterinary medicine, developing dynamic veterinary treatments and making key discoveries related to animal, human and environmental health. Experts in dozens of scientific disciplines train future veterinarians and mentor leaders in veterinary practice, education, public health/food safety, research, environmental protection and biotechnology. The school operates a hospital in Davis that treats more than 50K animals a year and has operations in San Diego and Tulare California, the San Juan Islands in Washington, and in central Africa, as well as researchers working in California and across the globe.

43463 Montgomery Ave., Davis, CA 95618

Yolo County, California, 20.01 AC +/-



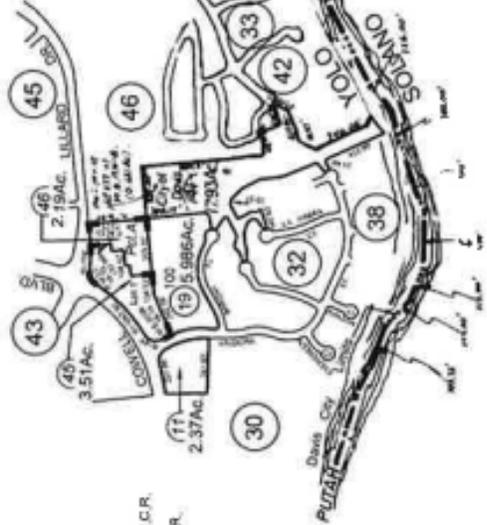
 Boundary

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 The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

CAUTION - These Maps ARE NOT to be used for legal descriptions.



ES. of Compliance, Doc. # 2013-002600-00 Y.C.R. 15, 069-010-053, -054, -055. of Compliance, Doc. # 2015-0003868 Y.C.R. 15, 069-010-029

- M.B. Bk. 2, Pg. 15 - Ashley's Subd.
- M.S. Bk. 3, Pg. 76 -
- M.S. Bk. 7, Pg. 2 - Jean Lillard Estate
- M.S. Bk. 8, Pg. 59 - Montgomery Property
- M.S. Bk. 11, Pg. 2 - Nancy Harby Benson
- P.M. Bk. 9, Pg. 35 - 37 - Pcl. Map # 3680
- M.B. Bk. 15, Pg. 56 - 60
- Oakshade Unit No. 1, Subd. # 3716
- M.B. Bk. 15, Pg. 61 - 63
- Oakshade Unit No. 2, Subd. # 3739
- M.B. Bk. 15, Pg. 64, 65, 66
- Oakshade Unit No. 3, Subd. # 3738
- M.B. Bk. 16, Pg. 42 - 46
- Oakshade Unit No. 6, Subd. # 3785
- P.M. Bk. 12, Pg. 70 - 71 - Merryhill School, Pcl. Map # 4324
- P.M. Bk. 01, Pg. 18, 19 - Pcl. Map # 4454.
- M.B. Bk. 2008, Pg. 18 - 19
- Oakshade Commons, A Condominium Project, Subd. # 4938
- M.S. Bk. 2016, Pg. 66 - Record of Survey - SunPower

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VICINITY & CITY OF DAVIS  
Assessor's Map Bk. 69, Pg. 01  
County of Yolo, Calif.

(formerly 32 - 10)  
NOTE - Assessor's Block Number Shown in Ellipses.  
Assessor's Parcel Number Shown in Circles.

# Soil Map



Boundary 18.75 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Ya	Yolo silt loam, 0 to 2 percent slopes, MLRA 17	10.33	55.12	0	59	1
Ra	Reiff very fine sandy loam	8.42	44.93	0	26	1
TOTALS		18.74(*)	100%	-	44.2	1.0

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

## Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability



'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

## Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water

**M** The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

Total Area / 2389 SQ FT  
 Lot Size / 3795 SQ FT



## Agent Remarks

"Montgomery Farm feels like a home, a farm, a getaway, and a dream. It is breathtakingly beautiful! With 20 acres of privacy, this stunning property has room for growth. While currently set in a luxury equestrian facility this property and outbuildings can be adapted to any desire. Montgomery Farm is centrally located within 30–60 minutes to major airports, San Francisco, Napa Valley, Sacramento, and minutes from excellent hospitals, shopping, Business 80 and I–5 Freeways, and the world–class Veterinary Hospital at UC Davis. Teresa and I look forward to taking you on a private tour of this first–class luxury country estate!"

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