

STROMER REALTY COMPANY OF CALIFORNIA



9500 Sicard Flat Rd.
Browns Valley, CA 95918
26.53 +/- Acres
Lic. 01050665



The information contained in this brochure is from reliable sources and is believed to be correct, but is NOT guaranteed.

591 Colusa Ave., Yuba City, CA 95991 | 530.671.2770 | www.stromerrealty.com

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DRE # 01915337



Sean Stromer

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PROPERTY FEATURES

- 2635 SF 4 Bed / 3 Bath House
- 26 Acres M/L
- Walk around the shaded path of the small lake
- 19 acres of vines
- Fenced animal paddock
- Gated entrance
- Owned solar system

Welcome to the privacy and tranquility of this one-of-a-kind 26.53 acres, four-bedroom, three-bath estate tucked away in the western slope foothills of the Sierra Nevada foothills. This property is ideal for those seeking total seclusion or investors looking for their next radiant property. Beautiful 30-year-old vines line the sides of the driveway leading the way to the 2,635 square foot main house. Note-worthy property highlights include a large driveway, a waterside seating area, separate wine storage, and cooling building, eight-foot doors throughout, and plenty of storage. The opportunities for this impressive estate are endless with proper permitting! Bring your visions to life and create a legacy property to enjoy for generations.

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**Sean Stromer**

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Welcome to the privacy and tranquility of this one-of-a-kind four-bedroom, three-bath estate tucked away in the western slope foothills of the Sierra Nevada foothills in Northern California. Resting on a total of 26.53+/- acres of prime real estate, this property is truly a unique treasure. The estate is ideal for those seeking total peace and seclusion or investors looking for their next radiant property. Beautiful thirty-year-old vines line the sides of the driveway leading the way to the main house, setting the scene for a truly spectacular experience for guests as well as those residing within the estate.

Timeless elegance greets visitors at the covered front entrance of the 2,635 square foot home. Soaring ceilings, fine finishes, and gleaming hardwood floors allow each space to flow seamlessly into the next. A true culinary experience, the fully equipped chef's kitchen is lined with tall solid wood cabinetry, a sizable pantry, and brand-name stainless steel appliances. The hand-laid tile backsplash and impressive island in the center of the room, allowing for bar-style seating, make the space even more opulent. The laughter of family and friends can be heard just beyond the kitchen in the vast living room surrounded by portrait windows overlooking the vineyards.

Spend time outdoors again, entertaining or relaxing among nature from the expansive and private grounds. Walk through the vineyards, enjoying some of the impressive vines with both Syrah and Petite Syrah grapes growing under the warm California sun. The rolling slopes and vast land provide truly picturesque surroundings ideal for photoshoots and relaxing evenings with friends. Enjoy endless hours spent sitting on the stone patio around the fire pit or under one of the covered seating areas around mature foliage overlooking both the vineyard and small lake water in the distance. During the height of the summer, walk down to your own private lake with a beach and dock to take a refreshing dip.

End your day in total tranquility within the prominent owner's suite walls designed to evoke utter relaxation with high-end design. The owner's suite includes a large ensuite with a deep soaking tub to wash your day's worries away, a separate shower, and dual vanity. The suite also includes an extra-large walk-in closet fit for any size wardrobe and private access to the deck overlooking the beautiful scenery. Each of the remaining bedrooms is well-appointed with large closets and picture windows.

Note-worthy property highlights include a large driveway, a waterside seating and entertaining area, a separate building for wine storage and cooling, eight-foot doors throughout, and plenty of storage. This grand estate is located within a short commute of Route 20, area parks, ranches, and outdoor recreation, including rivers and trailheads. Situated about one hour from both Sacramento and Reno, this area is known to draw in tourists as they pass through the area along the way to Tahoe National Forest, ideal for those looking to convert the space into an attraction or Airbnb. The opportunities for this impressive estate are endless with proper permitting! Bring your visions to life and create a legacy property for all to enjoy for generations- whether by further expanding the structures or adding to the buildings to develop generational living with the current footprint. Pack your bags and move right into 9500 Sicard Flat Road, and close in time to have your best summer yet!

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