

Equestrian Dream Estate
50 Cedar Rd & 270 Mary Ave
Trinity Center, CA 96091

\$1,450,000
4.300± Acres
Trinity County



Equestrian Dream Estate
Trinity Center, CA / Trinity County

SUMMARY

Address

50 Cedar Rd & 270 Mary Ave

City, State Zip

Trinity Center, CA 96091

County

Trinity County

Type

Ranches, Residential Property, Horse Property

Latitude / Longitude

40.982079 / -122.705441

Dwelling Square Feet

3000

Bedrooms / Bathrooms

3 / 2.5

Acreage

4.300

Price

\$1,450,000

Property Website

<https://www.landleader.com/property/equestrian-dream-estate-trinity-california/43059>



PROPERTY DESCRIPTION

THIS ESTATE IS OFFERED WITH OR WITHOUT BARN & PASTURE. Nothing makes a horse lover's soul shine more than irrigated pasture nestled in the mountains with a deluxe horse facility and an impeccable house to hang your hat. Situated between the Trinity Alps and Trinity Lake in the quaint little town where kids can be kids and everyone knows their neighbors. This luxury horse property has all the bells and whistles one could usually only find in your dreams. The main house is over 3,000 sq ft of a thoughtfully designed floor plan with top-of-the-line decor. This is a perfect 10 for the most discerning buyers with 3 bedrooms and 2.5 baths, a 7-car temperature-controlled garage, and a 60 x 48 custom barn.

The interior of the house opens up with a dramatic entry into the massive gabled great room with a dramatic rock fireplace and artisan-quality stone flooring in the kitchen. Granite counters, custom cabinets, cooking island, breakfast bar, and dining nook all with views of the private backyard. The extensive covered outdoor patio is perfect for all seasons for entertaining, or just relaxing after a long trail ride on many local trails, some of which are right out your back door.

Across the brick-paved driveway sits the meticulously kept and finished garage. There is plenty of room for the workshop, cars, trucks, and toys, and has its own 200 amp service. Above the garage sits a fully furnished 600 sq ft apartment tastefully decorated to compliment the house. On its own parcel, the barn sits between the riding arena and pasture. The irrigated pasture has 5 watering zones and 35 in-ground sprinklers. The 6" mainline is more than adequate to keep the pasture green and lush. Currently configured for 3 stalls, the barn also has 2 tack and feed rooms, a wash stall with bathroom and laundry area, a hay hoist, and plus a 12' x 48' storage area.

Come experience a truly turn-key equestrian estate and small town America at its finest. **The barn can be sold separately for \$595,000, call for details.**

PROPERTY HIGHLIGHTS:

Custom 3,000 sq. ft. home on 4.3 acres

- 3 Bedroom / 2 bath
- Open / Great room floor plan
- Vaulted ceiling
- Rock fireplace & mantle
- Granite counters & cooking island
- Recessed lighting with plenty of natural light
- Crown molding & custom cabinets
- Dual zone heating & cooling
- Some of the lowest electrical rates in the country

Seven Car Temperature Controlled Garage

- Air-conditioned & heated
- 200 amp electric service
- Fully furnished 600 sq. ft apartment over garage with heat & A/C
- Workshop and attached carport
- Washer/dryer & bathroom
- Pull down the storage door & accessible from the stairwell

60' x 48' Barn made by Barn Pro

- Custom 3 stall barn (can be reconfigured to 7 stalls)
- Wash stall with full laundry area
- 2 tack & feed stalls
- 50 amp electric service
- Lift hay hoist (removable floor section for forklift)



- 12' x 48' equipment storage area
- Barn can be sold separately for \$595,000 (call for details)

Irrigation & 25' x 26' Pump House / Storage Barn

- 3 acres irrigated pasture
- 5 watering zones with 3" water lines
- 6' main water line
- 35 sprinklers + riding arena sprinklers
- 3 Fire plugs at barn and pump house
- 100 amp electric service to the pump house

The "Extra" list:

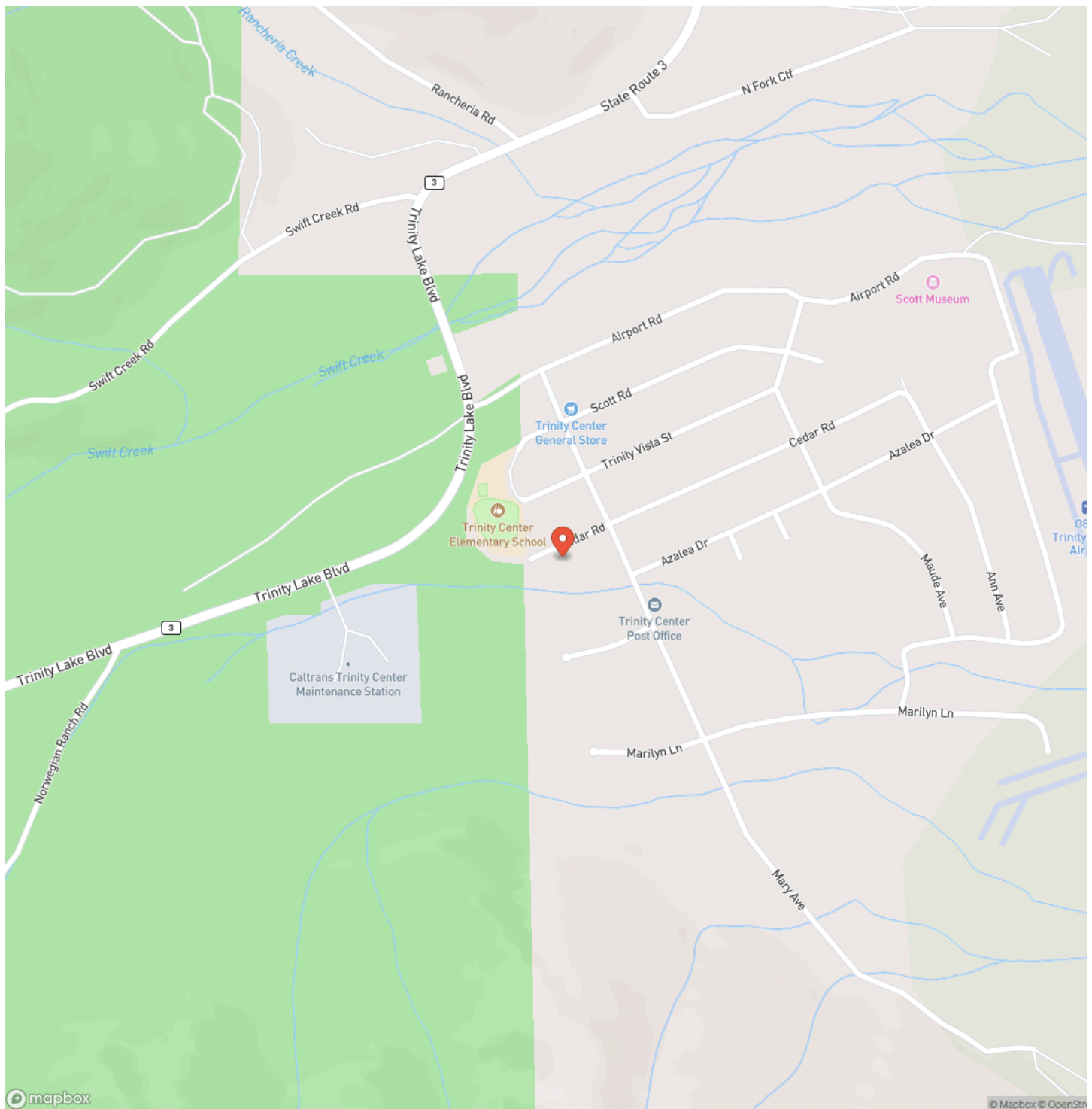
- Riding arena
- Meticulous landscaping with auto sprinklers & drip
- End-of-road privacy
- Close to USFS / riding trails
- 2 parcel numbers with separate addresses
- **The Barn can be sold separately for \$595,000 (call for details)**



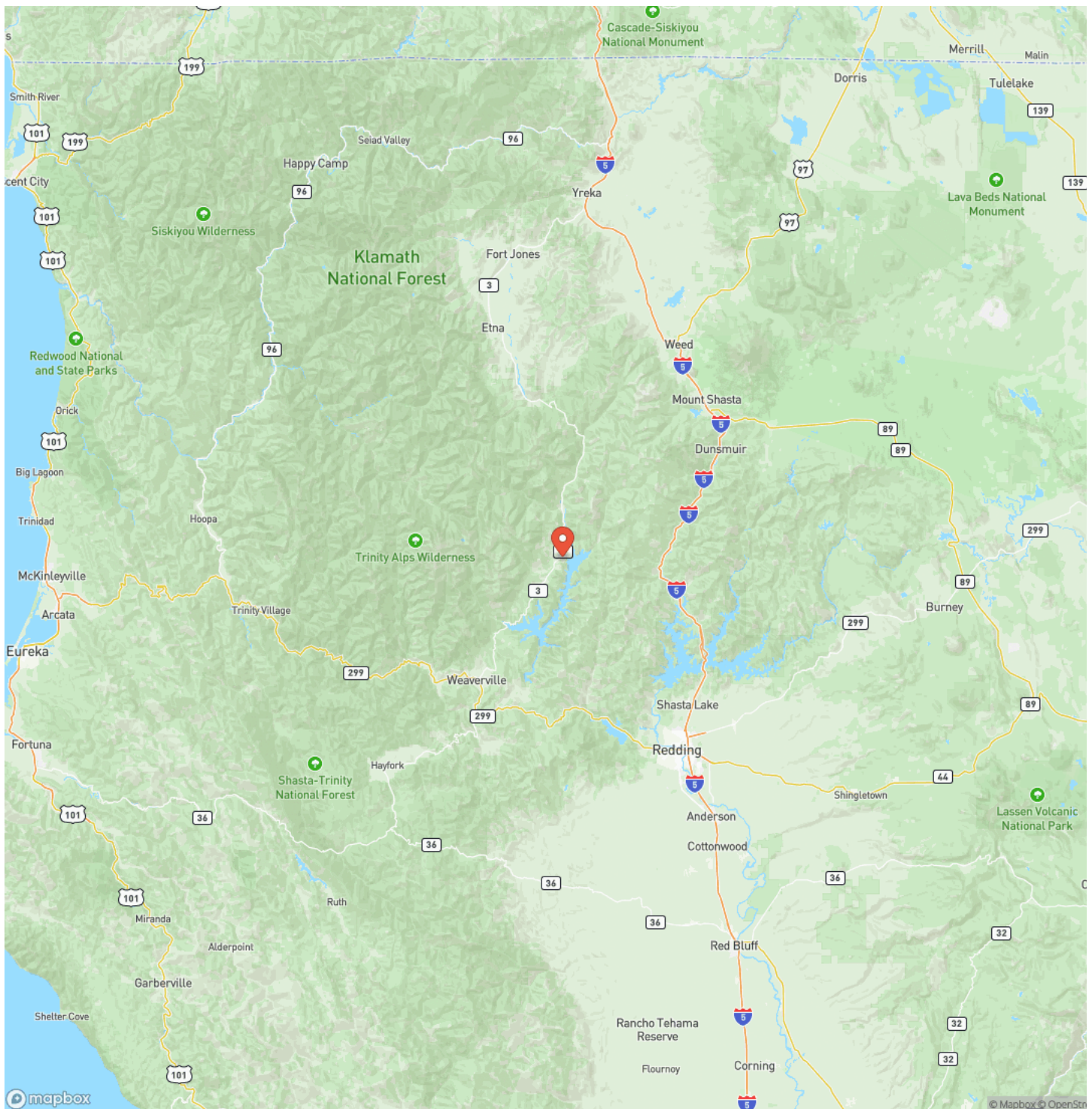
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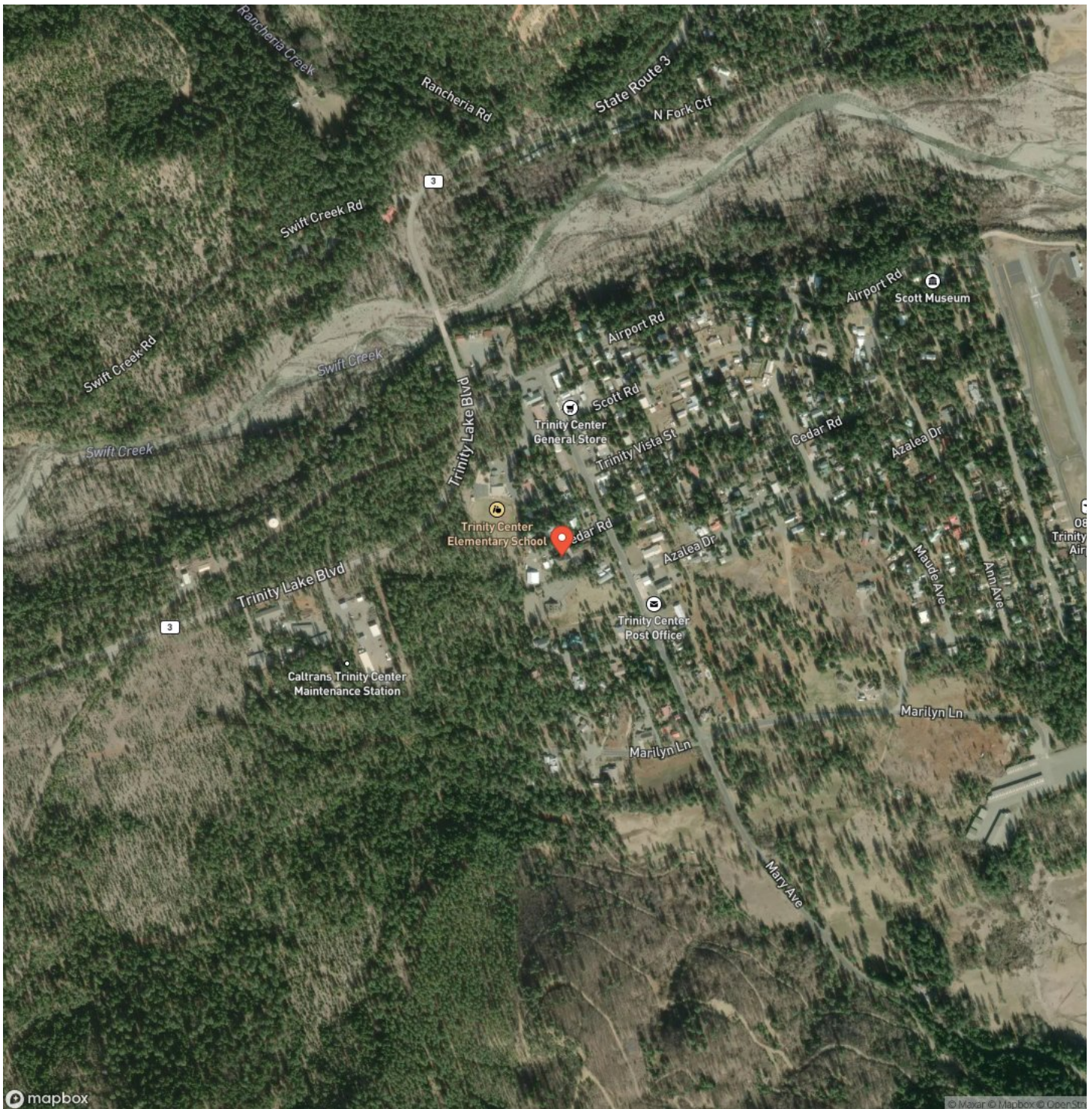
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

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NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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