

Tuscan River Equine Estate
16719 Hickory Ave
Patterson, CA 95363

\$1,390,000
6.240± Acres
Stanislaus County



Tuscan River Equine Estate
Patterson, CA / Stanislaus County

SUMMARY

Address

16719 Hickory Ave

City, State Zip

Patterson, CA 95363

County

Stanislaus County

Type

Single Family, Recreational Land, Horse Property

Latitude / Longitude

37.477263 / -121.073694

Dwelling Square Feet

3638

Bedrooms / Bathrooms

4 / 3.5

Acreage

6.240

Price

\$1,390,000

Property Website

<https://www.landleader.com/property/tuscan-river-equine-estate-stanislaus-california/65308>



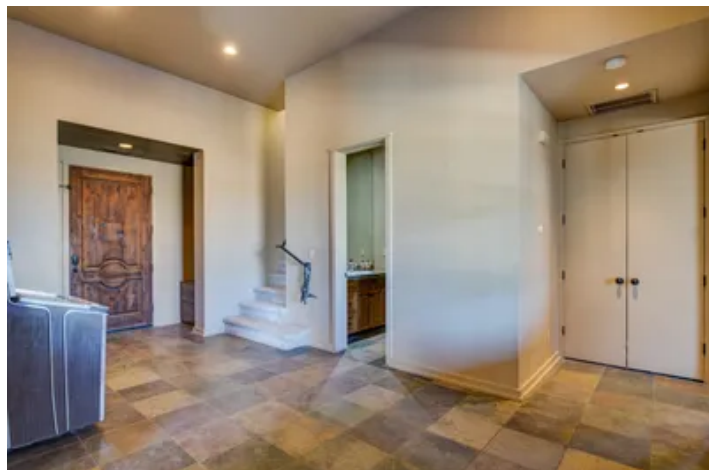
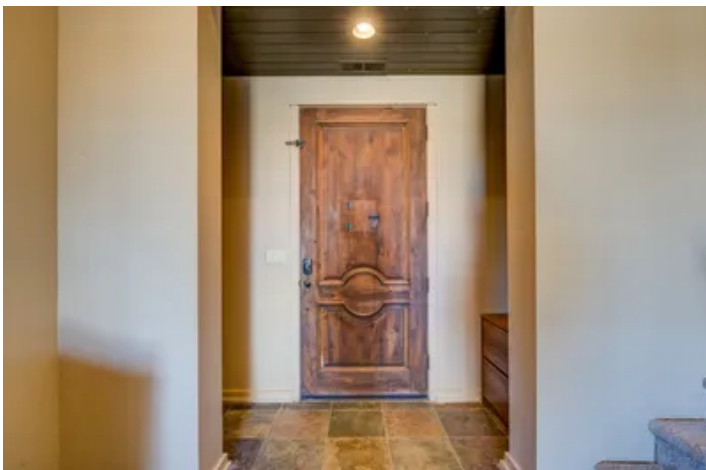
PROPERTY DESCRIPTION

Welcome to Patterson, California, the Apricot Capital of the World! Tucked between almond orchards and the San Joaquin River, this custom-built Tuscan-style farmhouse offers your own slice of paradise. Designed by Carlos Sanchez and built in 2004 by Allen Martin Construction, this stunning property combines rustic elegance with modern amenities. The home features 4 spacious bedrooms and 3.5 baths. The living room boasts grand ceilings, a beautiful stone fireplace, and slate tile flooring, with sliding doors that lead directly to the pool area, creating an inviting indoor-outdoor flow. The main bedroom serves as a peaceful retreat with its own fireplace, a cozy sitting room, and double walk-in closets. The luxurious ensuite bathroom offers travertine flooring, a soaking tub, a walk-in shower, and dual vanities. Upstairs, you'll find a private ensuite bedroom, along with two additional bedrooms that share a Jack and Jill bathroom. The expansive yard features a fiberglass pool with a waterfall, perfect for relaxing or entertaining. A 2,050 sq. ft. barn offers 3 stalls, a tack room, and a large, air-conditioned workshop. The property provides stunning views of the sunset and the Mt. Diablo range, offering the perfect blend of country living and scenic beauty. Set on 6.24 acres, this serene property is just a short distance from the San Joaquin River, centrally located in California's Central Valley. Enjoy the convenience of being 1 hour from Livermore, 2 hours from the Bay Area, and just 30 minutes to Modesto and Turlock. This is an opportunity to embrace tranquil living while still being close to major cities and amenities.

Property Highlights:

- 6.24 Acres
- Custom Built 3,638 SF home, built in 2004,
- 4 bedrooms, 3 1/2 bath home
- 3 Stall barn plus tack room
- 2050 SF, air conditioning shop
- Built in Pool with water Feature
- Amazing Sunset Views
- Close to the San Joaquin River
- Centrally located in California's Central Valley
- 1 hour to Livermore, 2 hours to the SF Bay Area

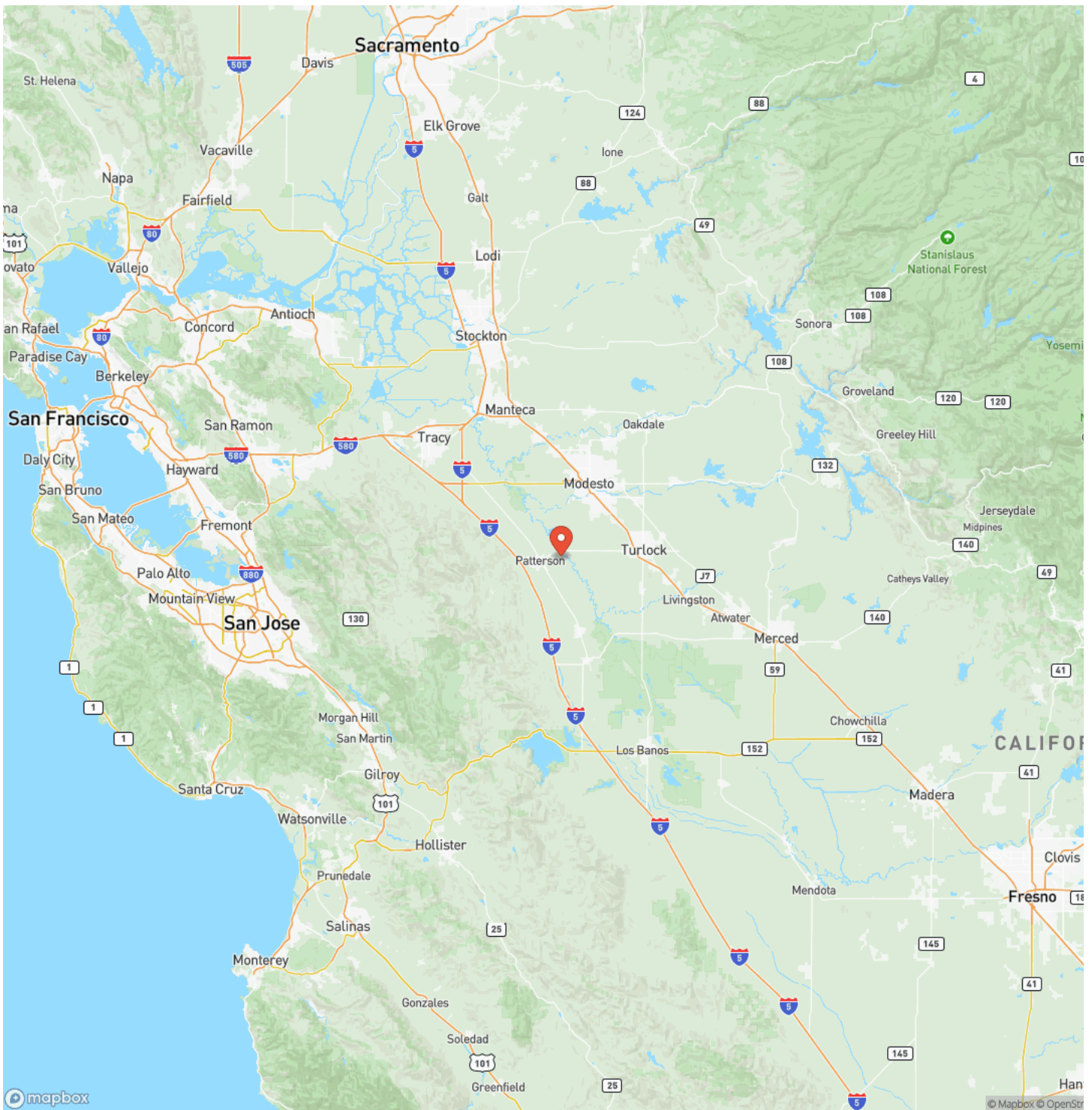
Tuscan River Equine Estate
Patterson, CA / Stanislaus County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

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Address

City / State / Zip

Vacaville, CA 95688

NOTES

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This image shows a single 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.



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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