

Rooster's Ranch
17997 Del Puerto Canyon Rd
Patterson, CA 95363

\$750,000
38.740± Acres
Stanislaus County



Rooster's Ranch
Patterson, CA / Stanislaus County

SUMMARY

Address

17997 Del Puerto Canyon Rd

City, State Zip

Patterson, CA 95363

County

Stanislaus County

Type

Recreational Land, Single Family

Latitude / Longitude

37.41357 / -121.405019

Dwelling Square Feet

1600

Bedrooms / Bathrooms

2 / 2

Acreage

38.740

Price

\$750,000

Property Website

<https://www.landleader.com/property/rooster-s-ranch-stanislaus-california/55948>



PROPERTY DESCRIPTION

The 38+/- acreage near Frank Raines Regional Park offers not only stunning sunrise and mountain views but also a range of amenities tailored for comfortable living. The 2006 manufactured home, customized for the owner, boasts practical features such as a large walk-in pantry, mudroom, and a kitchen with an island for convenience in meal preparation. The addition of a custom desk/hobby area off the living room highlights attention to detail and functionality. The versatility of the space is evident with one bedroom doubling as an office, complete with French doors and bunk beds for added utility. The main suite offers privacy with its own bath featuring a soaking tub and separate shower, ensuring relaxation after a long day. Outdoor living is enhanced with a large, covered deck area and an enclosed swim spa room, providing options for leisure and wellness activities. The lower portion of the property features a spacious 30'X60' insulated shop, offering ample storage or workspace for various projects. Additionally, an RV cover with solar hookups adds practicality for outdoor enthusiasts, although the RV itself is not included. Overall, this property seems to offer a blend of comfort, functionality, and natural beauty, making it an appealing retreat for anyone seeking a serene lifestyle close to nature.

Property Highlights:

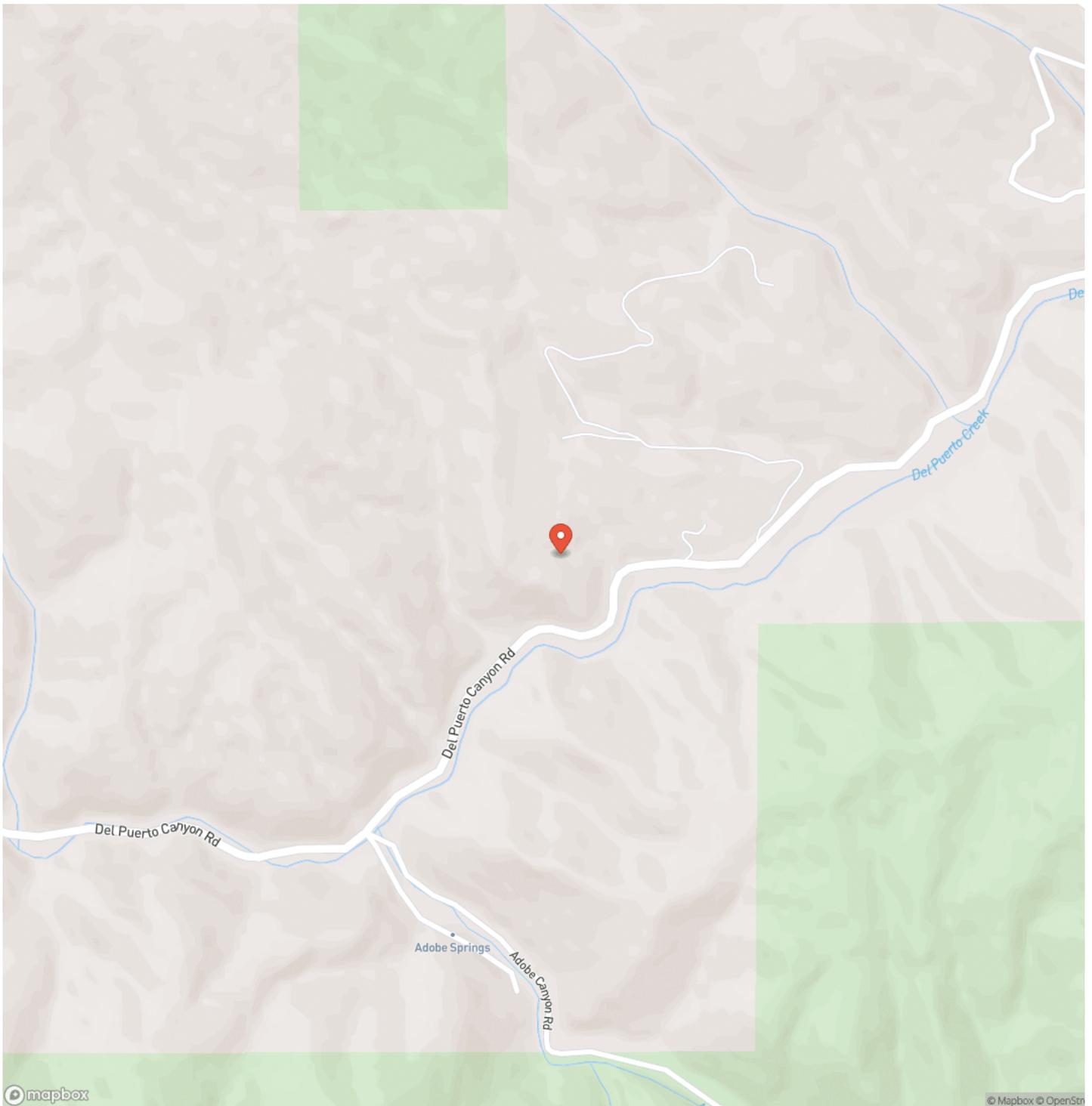
- Customized 2006 Manufactured Home, 1600 sf
- 30' X 60', Quonset Hut Insulated Shop
- RV space with cover and solar
- Close to Frank Raines Regional Park
- Off road vehicles dream location
- 45 minutes to Patterson, just over an hour to Livermore and access to Mountain Hamilton
- Enclosed Swim Spa
- Property is currently in a Williamson Act contract



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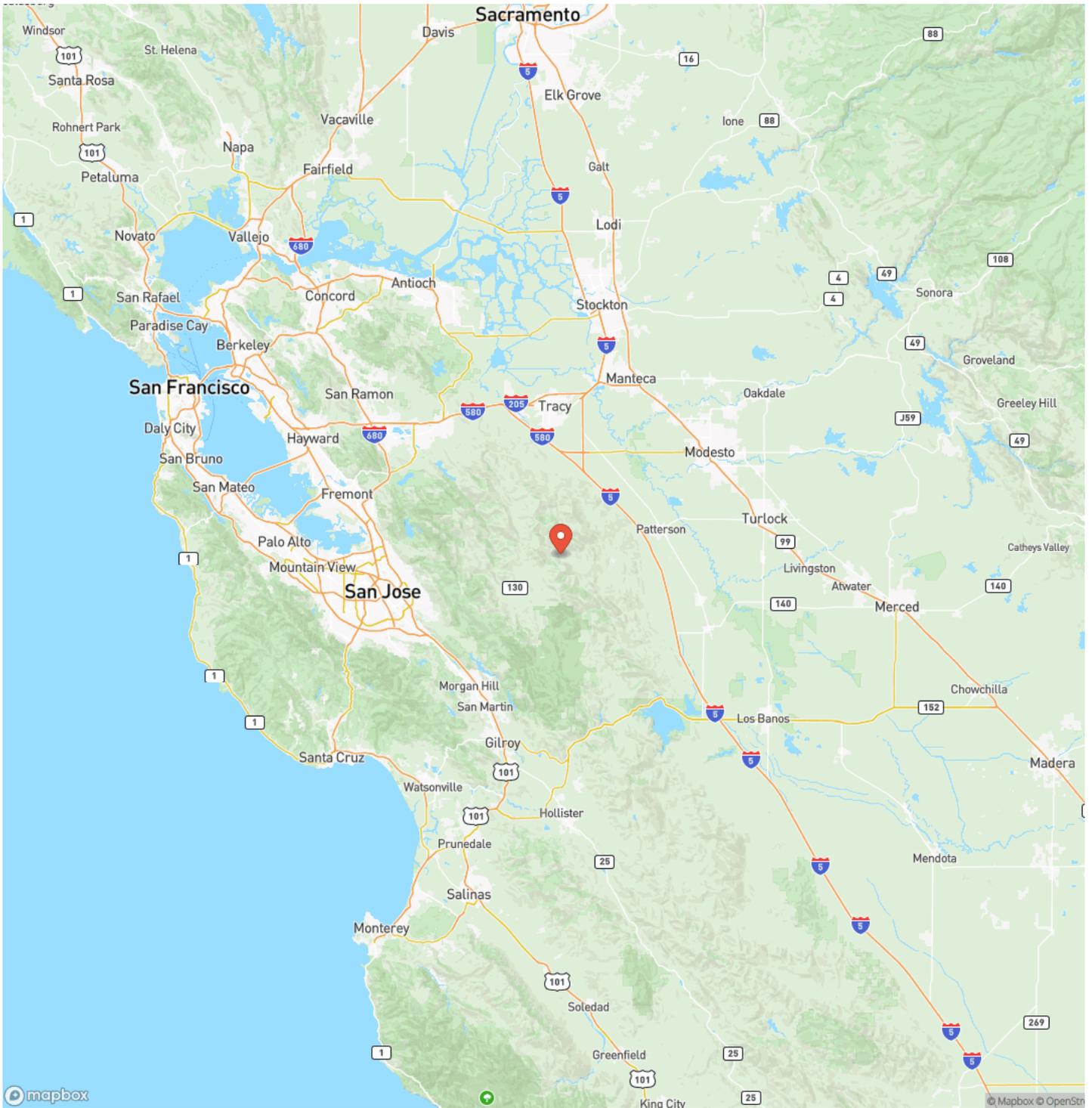
Locator Map



MORE INFO ONLINE:



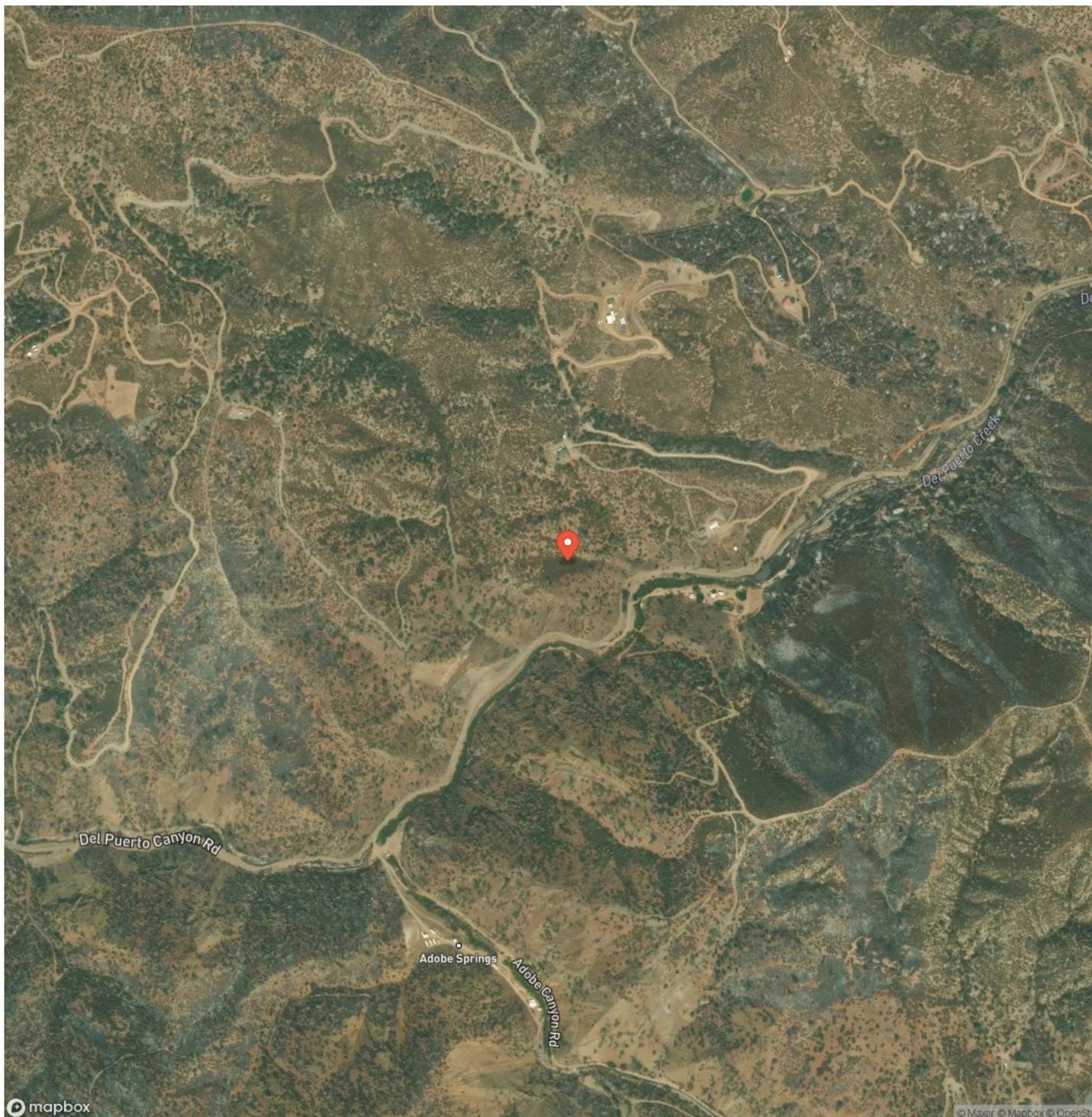
Locator Map



MORE INFO ONLINE:



Satellite Map



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