

## Craftsman/Ranch Home

## 37+ Acres Farm Ground

### 5107 Crows Landing Rd. Modesto Amenities

This 37+ acre Farm Estate is a highly attractive property- on 37+ acres with open farm ground, barns, and a beautifully maintained 3,295 square foot home. This spacious, warm, and lovingly cared for 4bed/2.5bath country home features numerous upgrades throughout. Also, has an expansive insulated 3 bay garage. The T.I.D. irrigated & orchard ready farm ground features excellent class 1 soil that primarily has been farmed in Alfalfa and forage crops. The farm features a young 3 year old Independence Almond Orchard, numerous outbuildings, a large 3 sided 300' X 28' barn & a modular rental home.

Kitchen has custom cabinets tastefully finished with cherry wood, Corian counters, a gas range, double ovens, built-in microwave, and dishwasher - all appliances in stainless steel. Sensor lights for ambiance and safety. Bar seating and a combined dining/family room area.

The master bedroom with its warm and inviting gas fireplace has an oversized walk-in closet and fully usable closet organizers.

The master bathroom has double sinks, sunken tub, and a separate shower, expertly finished with tile.

The family room and the living room areas are open to each other, making a great space for entertaining. There is a lovely gas fireplace on the family room side.

Home also features a large game/entertainment/media room with a bar, Corian counters, sink, wine refrigerator, Alder Wood custom cabinets, hardwood floors, 10 foot ceilings, the room has black out blinds to reduce glare for the entertainment center and surround sound. In addition, there is a heavy duty steel (covered with sheet rock and plaster) display shelve. This room is a perfect place for entertaining guests and family!

The additions and upgrades have all been tastefully added to match the original craftsman bungalow home, so the flow and feel are true to the original style, very nicely done!

The laundry room is complete with Alder Wood custom cabinets, sink, and plenty of counters for folding clothes. Also, featuring a handy shower...

(Page 2)

Beautiful plaster walls, double pane Milgard windows, and lots of storage throughout home.

An in home office room.

Two central heating and air units with two zones for energy efficiency. A whole house fan.  
Ceiling fans for added comfort.

The huge 3 bay car garage is insulated and finished, has an outside door and in addition - a 400 amp welding plug.

A beautiful wrap around porch lends itself to outdoor entertaining. High grade lifetime Presidential composition roof.

35+ acres of open farm ground. Young 3 year old 2.5 acre "Independence" Almond Orchard.

A 12 foot access road around whole property.

In the Turlock Irrigation District.

Barn and storage buildings.

300' X 28' hay barns with 3 sides.

Modular home 900 square feet, rents for \$850 per month.

The usable space and surroundings lends itself to amazing times  
with family and friends!

Presented by – Haney & Associates Real Estate

(209)847-7475

