

# 19224 Carrolton Road, Ripon CA 95366



3 Bedrooms 2 Bathrooms 2165 Square Feet on 9+ Acres



\$1,500,000

1st time to market! Beautiful custom home on 9+ AC of Almonds. Designed and built by the current owners to comfortably accommodate everyday life and hobbies. Viking and subzero appliances in the kitchen, ample storage throughout, custom built-in cabinetry in two bedrooms, extra large laundry plus an extra large storage closet. Owners' suite features a large walk-in closet, large bathroom with walk-in shower and oversized vanity. Oversized 2 car garage with additional RV space and 11' door. Did we forget to say car lift? Back yard features a full length patio cover, fencing, garden, trellis... so much more. Two shops: 25x40' with two roll up doors, 40x60' with four roll up doors (2x12')(2x14'). Owned solar makes the home and shop power bills negligible. Multiple other storage structures. Almonds are on an annual lease. Ask agent for lease details. 2024 will be managed by the current custom farmer. 2025 to be determined by buyer. Domestic and irrigation wells. SSJID pipeline on south border of property. Buyer to verify ability to join SSJID. Adjoining 2+AC for sale and can be combined with the right offer.

*Virtual Tour*



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