

**Welcome
to Mystic
Mountain
Ranch. To
enjoy both
videos...click on
each link and
turn up the
sound! (*Only one
video can be
viewed at a time*).**



<https://www.youtube.com/watch?v=skX8liVduRM>

<https://www.youtube.com/watch?v=mbzrAw7GhKc>

Our Story.....Mystic Mountain Ranch

Established 1980 at 5356 Dogtown Rd, Coulterville, California 95311

QUICK INFO:

NOTE: All references to measurements, elevations, distances, descriptions, zoning, etc, are the opinions and estimates of the owners and are subject to independent verification.

FIRST TIME OFFERED FOR SALE IN 45 YEARS! Mystic Mountain Ranch, just outside of Coulterville, California 95311.

This ranch home is **NOT A MANUFACTURED OR KIT HOME**, or a run-of-the-mill house plan that was taken off the internet. It has possibilities to add one or two more bedrooms and bathroom....check with the Mariposa County Building Department and a building contractor for a more accurate and reliable opinion.

MORE THAN 1000 FEET OF MAXWELL CREEK RUNS ACROSS THE PROPERTY!

Mystic Mountain Ranch is a **potential candidate, with proper approval, for adding perhaps 1 or 2 small bungalows or trailers for AirBnB or V R B O rentals. The ranch has 2, RV pump-out connections to the septic system, as well as RV adaptable power connections....check with the Mariposa County Building Department for specifics regarding establishing a VRBO or adding additional dwelling units.**

The home was **originally designed to be built in two sections. The first 1,080 square feet was constructed in 1996 as a 2 bedroom, 2 bath, kitchen, laundry room and multipurpose room, vacation home. In 2008-9, the house was expanded to its current size.**

3 bedrooms, 3 baths, a dedicated separate office, living room, dining room, kitchen, laundry room and lots of large closets and storage.

"Hard surfaces" are granite, marble, Italian tile, tumbled slate tiles, slate floor tiles, hardwood, concrete pavers, Mexican tiles and carpet.

The house has two zoned heating and air conditioning systems and two Pacific Gas and Electric meters.

The 17 by 37 foot indoor entry hall and atrium encompasses about 620 square feet. The atrium is a beautiful year round, relaxing and romantic retreat.

Outside, there are several tons of large Mariposite and Limestone boulders that were brought to the property at significant expense to enhance the beauty of the home and garden.

Utilities: **The house and irrigation water source is a well, down by Maxwell Creek. Drilling was stopped at about 135 feet deep, when 80 gallons per minute of consistent water flow was obtained.** The average residential well flow rate is about 6 to 12 gallons per minute, with some wells only getting 5 gallons or less.

Electric power is supplied by Pacific Gas and Electric. In case of a power outage, THERE IS ALSO A FULL-HOUSE 22 KILOWATT GENERAC BACKUP POWER GENERATOR WITH ITS OWN DEDICATED, LEASED PROPANE TANK. 22 Kilowatts is sufficient to supply power to the whole house, as well as the well pump, freezer, whirlpool tub, atrium and outdoor lights. The house propane is supplied by an owned 500 gallon propane tank.

Wired telephone is provided by A T&T. The house has a **HARDWIRED CENTRAL STATION MONITORED BURGLAR AND SMOKE ALARM SYSTEM.** Internet is currently provided by StarLink. Cell services at this time, are somewhat "sketchy". Bluetooth calling can be used if one has a good internet provider, such as StarLink. The house is **heated and cooled by two Forced Air Units...**heating is by propane and air conditioning by electricity. The house is served by a standard propane-fed tank water heater and by a tankless, on-demand water heater.

THE ROOFING IS FIRE-RESISTANT CLASS, ASPHALT SHINGLES. EXTERIOR SIDEING IS FIRE-RESISTENT HARDIE BOARD FIBRE-CEMENT.

EXTERIOR WALL CONSTRUCTION IS 2X6 and the roof structure is mostly "scissor-truss", with much of the house interior having HIGH CATHEDRAL CEILINGS.

The house has low-e, double-pane windows. **The house was CONSTRUCTED WITH FULL APPROVALS, PERMITS AND BUILDING INSPECTION and has a Mariposa County Building Department Certificate of Completion.** The automatic-switching Generac whole-house generator, was also installed with permit and inspection. The well and septic were permitted and approved. The house has smoke and carbon monoxide detector-alarms. It is important to note, that some other homes have been constructed or modified or remodeled, without permits, inspections and approvals and that can sometimes come back to 'bite' in many ways...especially safety, insurability and mortgage financing.

DISABILITY ACCESS: THE WHOLE HOUSE, WITH THE EXCEPTION OF THE INDOOR ATRIUM, IS ALL ONE LEVEL. The master bedroom can also be accessed from its own outside entry door, or by a 4 foot wide hallway. Both the master bedroom outside door and the main entry door covered porches are wheelchair navigable.

The Master Bath has a LARGE ZUMA WHIRLPOOL TUB that can accommodate 2 adults!

2-CAR COVERED CARPORT next to the home and **A SECOND LARGER AND TALLER COVERED CARPORT ON A LEVEL PAD** just a few hundred feet from the home. There are **TWO 25-FOOT STEEL CONTAINERS FOR ADDITIONAL STORAGE.**

LEVEL PARKING FOR 12 TO 18 VEHICLES. 12 to 18 or more vehicles can easily park on level pads adjacent to or very near to the house.

PRINCIPAL ROADS ON THE PROPERTY are graded gravel and were built to CalFire standards as to accessibility, width, grade and tree height clearance and have appropriate passing turn-outs and a large turn-around near the house. The road at the house is a circular drive for easy in-and-out traffic.

Coulterville is served by the Mariposa County Sheriff's Office and the California Highway Patrol.

Health and medical services. At this time, there is a John C. Fremont Hospital 'clinic' about 7 miles away, a Sonora Adventist Health and Hospital about 30 miles distant. Stanford Medical Center, University of California San Francisco Medical Center and UC Davis Medical Center, all top-rated US medical centers, are within a 2 to 3 hour drive. Forty to sixty miles away, Merced and Modesto both have medical and hospital services.

WATER SKIING, FISHING, BOATING AND SWIMMING ARE ALL AVAILABLE AT THREE LARGE, MAN-MADE NEARBY LAKES; Lake McClure has 80 miles of shoreline and is about 8 miles from the ranch, Lake Don Pedro has 160 miles of shoreline and is about 14 miles from the ranch, New Melones Lake has 140 miles of shoreline and is about 40 miles from the ranch.

ATTRACTIONS WITHIN 30 TO 60 MILES. Cave tours, zip-lines, dozens of wineries, Jamestown Railroad Museum, Chicken Ranch and Black Oak Casinos. There is also old-town Sonora and Jamestown, Murphys, Angels Camp and Ironstone Vineyards. Columbia State Park has stagecoach rides, gold panning, dining, live theater and 'forty-niner' buildings.

Churches: There are 6 churches within 2-10 miles... and more than 10 churches, within 17-20 miles.

Gasoline: Two, 24 hour "gas stations" within 15 miles.

Snow? about 3 to 12 inches a year at Mystic Mountain Ranch,, so there's little worry about getting "snowed-in", but higher up the road about 8 miles, there can be much more snow. In Yosemite, about 32 miles away, 4 to 10 feet of snow, or much more.

At Mystic Mountain Ranch, there are NO SUPER-RESTRICTIVE CODES COVENANTS AND RESTRICTIONS OR HOMEOWNERS FEES, such as are found in the Don Pedro Owners Association area. There are also no private water company or common sewer fees or water and sewer assessments, as are found in Coulterville town and the Don Pedro water district.

It would likely cost UPWARDS of \$900,000 to duplicate what is already here and it would no doubt take many years to get it all done. This is an opportunity to get an outstanding one-of-a-kind home and one-of-a-kind property, along with many highly desirable and collectible western and historic mining artifacts that adorn the property and house and that took 40+ years to collect.

This is a lifestyle property and investment that can be enjoyed by the next owner and also a property that can be passed from one generation to the next....and Yes!... YOU CAN MAKE THIS "YOUR" COUNTRY DREAM HOME!

Thank you for visiting Mystic Mountain Ranch. *For additional information and photos of the ranch house interior, please see (COMING SOON, MARCH 2026) the MLS listing for 5356 Dogtown Rd, Coulterville, California 95311 at www.Realtor.com.*

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