

39367 Pine Ridge Rd. | Oakhurst, CA 93644

Mountain Living Meets Modern Convenience

A fully upgraded mountain retreat offering privacy, comfort, and income potential—set up for both full-time living and short-term rental success.

Property Highlights

- Established short-term rental with proven income history
 - Fully integrated smart home automation throughout
 - Turnkey infrastructure with extensive upgrades already completed
 - Private mountain setting with expansive outdoor living spaces
 - Designed for comfort, efficiency, and self-sufficient living
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Lifestyle Features

Outdoor Living

- Cal Spa 7-person Wi-Fi controlled hot tub (2022)
- Built-in waterfall with app control
- Covered patio for entertaining
- Wi-Fi drip irrigation system
- Front porch swing seating area

Interior Comfort

- Open-concept kitchen with large island + bar seating
- Walk-in pantry and abundant storage
- Tray ceilings in dining area & primary suite
- Wood pellet stove with custom river rock hearth
- Central vacuum system
- Double-pane vinyl windows throughout

Included Appliances

Refrigerator, gas range/oven, dishwasher, microwave, washer & dryer

Smart Home & Automation Systems

Fully integrated app-controlled systems, including:

- Nest thermostat & climate control
 - Lutron lighting (interior/exterior zones)
 - Balboa Wi-Fi spa control
 - ChargePoint Level 2 EV charger (48A)
 - Generac Mobile Link generator monitoring
 - B-hyve irrigation system (6-zone)
 - Aquascape waterfall control
 - Flume water monitoring system
 - ADT security system (app-enabled)
 - Hot water recirculation control
 - Outdoor lighting/ambiance systems (select areas)
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Major Upgrades

- 22KW Generac standby generator (2023)
 - SpringWell whole-house water filtration system (2023)
 - Tankless propane water heater + owned 500-gal propane tank
 - Dual leach field septic system with valves
 - LED lighting upgrades + dimmers throughout
 - Primary sliding door shade (2022)
 - Front porch swing bench (2022)
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Short-Term Rental Performance (*Gross Income*)

- 2022 (partial): \$24,418
- 2023: \$41,985
- 2024: \$38,264
- 2025: \$26,921
- 2026 YTD: \$7,412

Avg. Annual Income (2023–2025): \$35,723

Investment Appeal

- Established income-producing short-term rental
- Significant infrastructure and system upgrades already completed
- Fully integrated smart home automation
- Private mountain lifestyle with modern convenience

Short-term rental income is provided for informational purposes only and is not guaranteed. Buyer to verify all permits, usage, and financial performance.

Excluded Items

All smart home monitoring devices and selected electronics are excluded from the sale and will be removed prior to close, including: propane tank monitor, exterior Google Nest cameras, exterior Eufy cameras, Eufy doorbell, Govee leak sensors, Ambient Weather Station, eSmart cabinet lock, Minut monitors, Level smart locks, MyQ garage system components, and two Samsung TVs.