

5828 WHEELER CANYON ROAD

Property Features & Improvements

Home

- Approximately 2,100 sq. ft.
- 3 Bedrooms | 1.5 Bathrooms
- Originally built as a schoolhouse in 1895
- Expanded and converted into a residence in 1946
- Dedicated laundry room
- Solid Wisconsin birch flooring throughout the lower level
- Newer copper plumbing
- New gutters
- Oversized 3-ton air conditioning unit installed for potential future expansion
- Instant hot water system
- Tankless propane water heater
- Quadra-Fire Mt. Vernon pellet insert with Advance Energy technology
- Thermostat-controlled operation with programmable settings similar to a forced-air heating system (approximately 20,000 BTUs per seller)

Property

- Approximately 1.17 level acres
- Agricultural zoning
- Horses and farm animals permitted
- Seasonal creek surrounding much of the property
- Mature California oak trees
- Orchard with:
 - Orange
 - Tangerine
 - Lemon
 - Apple
 - Olive
 - Pear

Outdoor Amenities

- Gazebo with spa
- Above-ground 12,000-gallon pool
- Propane fire pit
- Tree house with electricity
- Plenty of room for gardening, entertaining, or additional outdoor amenities

Barn, Garage & Parking

- 20' x 60' steel barn
- Private office within barn
- Detached two-car garage
- 20' x 40' RV carport
- Parking for four additional vehicles inside the barn

Infrastructure

- Two private wells
- Oversized 3,500-gallon concrete septic tank for potential future expansion (buyer to verify)
- 36,000-watt Generac propane-powered whole-house generator