

**Additional Details about Summerland Ranch on Guava:**

Fully owned solar

All private well, no city water

All electric property

Septic with RV dump

Large Cottage 1,836 square feet (Existing when purchased, remodeled in 2014/2015)

Small Cottage 966 square feet (Existing when purchased, remodeled in 2014/2015)

Red Barn 5,000 square feet (Installed 2015)

Wood Barn 2,514 square feet (Existing when purchased, remodeled/finished in 2014/2015)

**DISCLAIMER. Listing Agents and/or Listing Broker has NOT independently verified the information stated in this MLS listing and has either relied on public sources of data or the owner's representations. The information stated in the MLS about this property is NOT guaranteed. Buyer and Buyer's Agent are strongly advised to independently verify all information contained herein before writing an offer to purchase, including but not limited to any numerical references to square footage, lot size, value of upgrades, county or city permits, potential use, or otherwise. Zero guarantees are expressed from listing agent or listing office, Buyers and Buyer's agents to do all their own due diligence.**

**(2) 'Cottages':**

Hand selected and stained cedar siding, corrugated metal roofing with rustic finish.

Blend of hand chosen stone veneer and individually stained cedar wood siding, kitchen windows have custom forged metal swinging panels. Designer ceiling fans in each room with reverse fan directionals. Smooth finish interior drywall. (2) Curated Interior Barn Doors. 18" tile ceramic flooring.

**Wood Barn/'Monitor' Barn:**

(2) Roll up doors-Galvanized 8X16

(8) Heirloom pendants

Roof constructed of corrugated metal

Interior: Walls: Custom, curated boards/individually hand-picked, hand-stained.

Stone veneer-hand selected

(11) Hand forged, custom fabricated metal swinging flat exterior panels at all windows, with drop-spring latch closings.

6" concrete floors

2X6 framing/walls/ceiling

R-30 Insulation

T-111 stained ceiling

**Red Empire Steel Building;**

5000 sf

50'X100'

(2) Roll-up doors (1)16'X16', (2) 16'X12'

Fully Insulated

Finished office with Bamboo flooring, T-111 custom painted walls, recessed lighting, smooth finish drywall ceiling

**Electrical:**

Main Service 400 Amps

Large cottage 200 Amps

Small cottage 100 Amps

Wood Barn 60 Amps

Red Barn 60 Amps

**Well:**

(2) 5000 gallon water storage tanks

Each tank is elevated 2' above the ground

4" fire line to fire department connection at main entrance

**Water Heater:**

Large Cottage: 50 Gallon

Small Cottage: 50 Gallon

**Fruit Trees, all on automatic drip:**

71 Orange

3 Lime

3 Lemon

2 Avocado

2 Guava

2 Fig

7 Apple

2 Pear

Misc Pomegranite, Loquat

**Fully Fenced/Secured:**

5' 3-rail vinyl fence with woven horse fence

**Custom Raised shade structure:**

3/8" 'Arizona Gold' pebble rock, raised, sailcloth and cafe lights, fire pit/grill