

## **Best Location - Oasis Homestead Farm-4.5 acre in San Gabriel National Forest/Greater Acton**

Main highlights: Views, Creek, Large Shade Trees, HorseBack Riding, Privacy, Access Roads, excavating/grading/leveling, and cement work

- Amazing views from all of the windows
  - Santa Clara river/creek running through the property
  - Huge shade trees (this is very rare in LA county)
  - About \$300,000 of excavating/grading/leveling, roads, and cement work
  - Endless horseback riding from property
  - New quartz countertops and cabinets
  - Privacy with no homes in back or right side of property
  - Fully fenced horse/livestock property
  - Full hook-ups for two trailer homes, could be used for temporary rentals or guest homes
  - Huge detached two car garage/storage, with work area
  - All appliances included
  - New 12ft x 26ft industrial grade greenhouse with a raised bed and planting soil
  - 1,790ft<sup>2</sup> home 1440ft<sup>2</sup> + 350ft<sup>2</sup> bonus room
  - Property backs San Gabriel National Forest land (their will be no building)
  - Fully fenced and cross-fenced 4.58 acres
  - Double paned windows
  - Newer exterior/exterior paint
  - Endless supply of sweet, tasting well water
  - Three huge separate level areas for RV parking or more horse stables
  - Four Industrial grade animal shelters with cement floors
  - Two gated entrances to property
  - Approximate 12ft x 17ft enclosed horse stable
  - Fenced garden area with raised beds and fruit trees
  - 4,700 gallon raised water tank, this can be used with no electricity
  - Stairway access to lower portion of property
  - New ductless AC/heater unit
  - Extra large wood-burning stove and fireplace, with tons of wood available on property
  - Home is located in the Aliso Canyon valley, so it's shielded from the full days sun in summer
  - Enclosed pump house
  - Included huge metal storage container (40ft x 8ft 9.5ft LWH)
  - New cell, phone, booster, for a better reception
  - Chicken coops
  - Tons of storage space
  - Conveniently located: Pasadena 33mi, Santa Clarita 26mi, Palmdale 9mi , Angeles Forest Highway 3mi
- Livestock dogs, Sheep, Nigerian, milk, goats, and chickens can be provided at buyer's request

Please contact listing agent for giant list of additional features and bonuses that this gem has to offer