



Valley Real Estate

Comprehensive Real Estate Services

Custom Home Shop and Horse Set-up

18997 Avenue 176, Porterville, CA 93257



Above information has been obtained from sources deemed reliable but not guaranteed, including but not limited to: Water Availability and ingress/egress to the subject property. California's Sustainable Groundwater Management Act (SGMA), requires Governments and Water Agencies to halt overdraft and bring groundwater basins into balanced levels of pumping/recharge within 20 years of implementation of Groundwater Sustainability Plans (GSP's). SGMA practices may affect this property.

Tom McGuigan • 559-907-0023 • mcguigantom@sbcglobal.net • DRE# 01272021
Curtis Brunson • 559-786-1399 • valleylandman@gmail.com • DRE# 01215115



Valley Real Estate

Comprehensive Real Estate Services

Porterville Country Home Estate

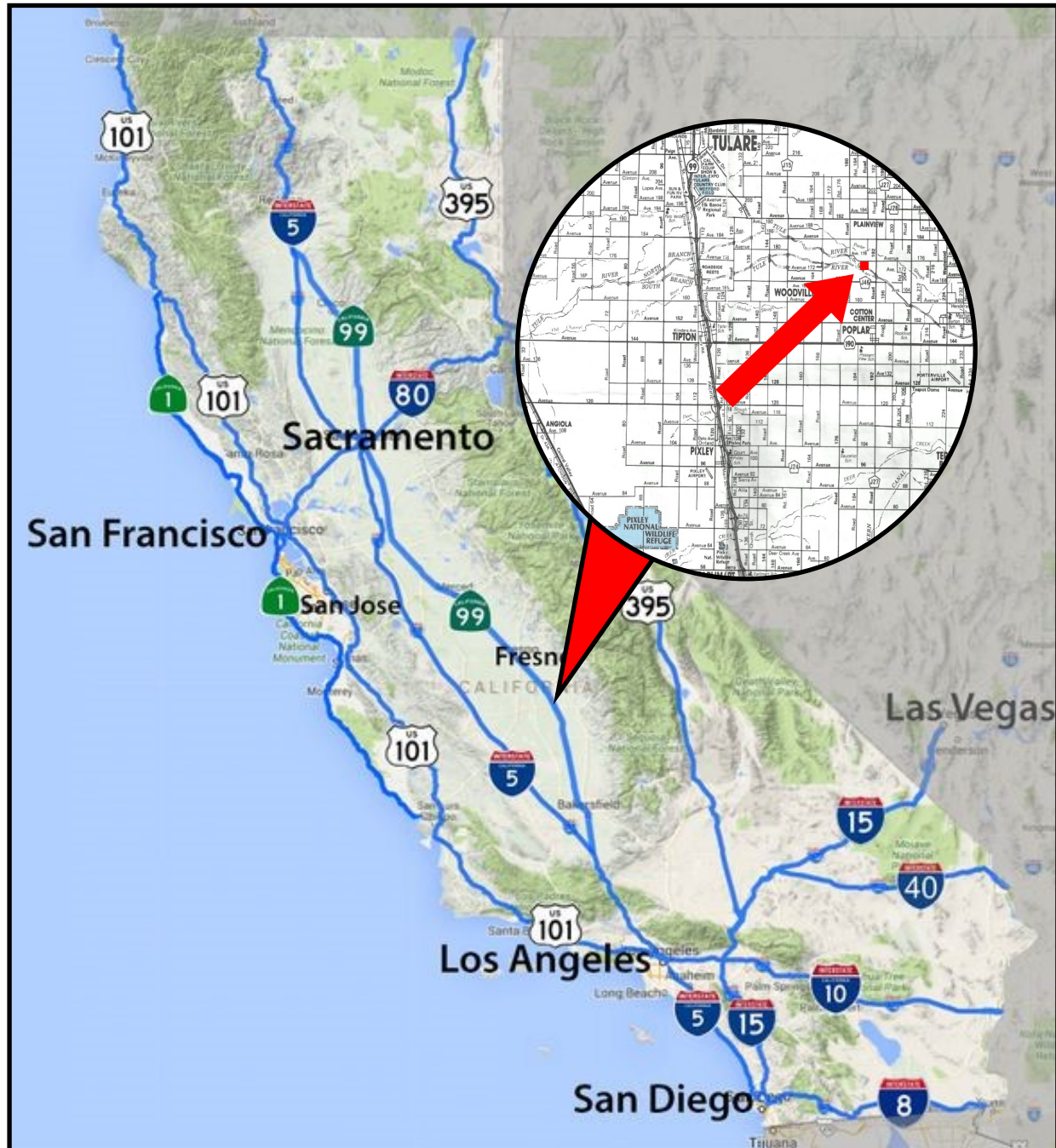
- Location:** 18997 Avenue 176, Porterville, CA 93257
- Directions:** Travel south on Road 192, then west on Avenue 176 (Alta Robles Ave) one quarter mile. The property is on the south side of the road.
- Acreage:** 2.69 Acres
- APN:** 236-080-046
- Home:** This beautiful custom 2,818-square-foot Tuscan style home is nestled within a grove of neighboring walnut trees out in the country, with privacy that is highly desired for those wanting country living without the hassles of farming. Features include 3 bedrooms and 2.75 bathrooms, tile roofing, stucco exterior, remodeled kitchen with copper sink, completely remodeled master en-suite with large walk-in closet, walk in tiled shower and quartz counter tops, large expansive dining area, great room with 10-foot ceilings and fireplace. Additionally, there is an office/bonus room, hardwood flooring, granite counter tops, Venetian plaster, arched windows and doorways, interior laundry, and much more.
- Shop:** 60' x 40' enclosed shop with skylights, 30' x 40' shop canopy extension. Also a 25' x 40' carport for equipment or animal cover
- Corrals:** Horse corrals at the front entry of the home along the winding driveway entrance.
- Water:** Domestic well for home and shop
- Asking Price:** \$775,000

Above information has been obtained from sources deemed reliable but not guaranteed, including but not limited to: Water Availability and ingress/egress to the subject property. California's Sustainable Groundwater Management Act (SGMA), requires Governments and Water Agencies to halt overdraft and bring groundwater basins into balanced levels of pumping/recharge within 20 years of implementation of Groundwater Sustainability Plans (GSP's). SGMA practices may affect this property.

Tom McGuigan • 559-907-0023 • mcguigantom@sbcglobal.net • DRE# 01272021
Curtis Brunson • 559-786-1399 • valleylandman@gmail.com • DRE# 01215115



Location of Property



Above information has been obtained from sources deemed reliable but not guaranteed, including but not limited to: Water Availability and ingress/egress to the subject property. California's Sustainable Groundwater Management Act (SGMA), requires Governments and Water Agencies to halt overdraft and bring groundwater basins into balanced levels of pumping/recharge within 20 years of implementation of Groundwater Sustainability Plans (GSP's). SGMA practices may affect this property.

Tom McGuigan • 559-907-0023 • mcguigantom@sbcglobal.net • DRE# 01272021
Curtis Brunson • 559-786-1399 • valleylandman@gmail.com • DRE# 01215115



Aerial Photo of Property



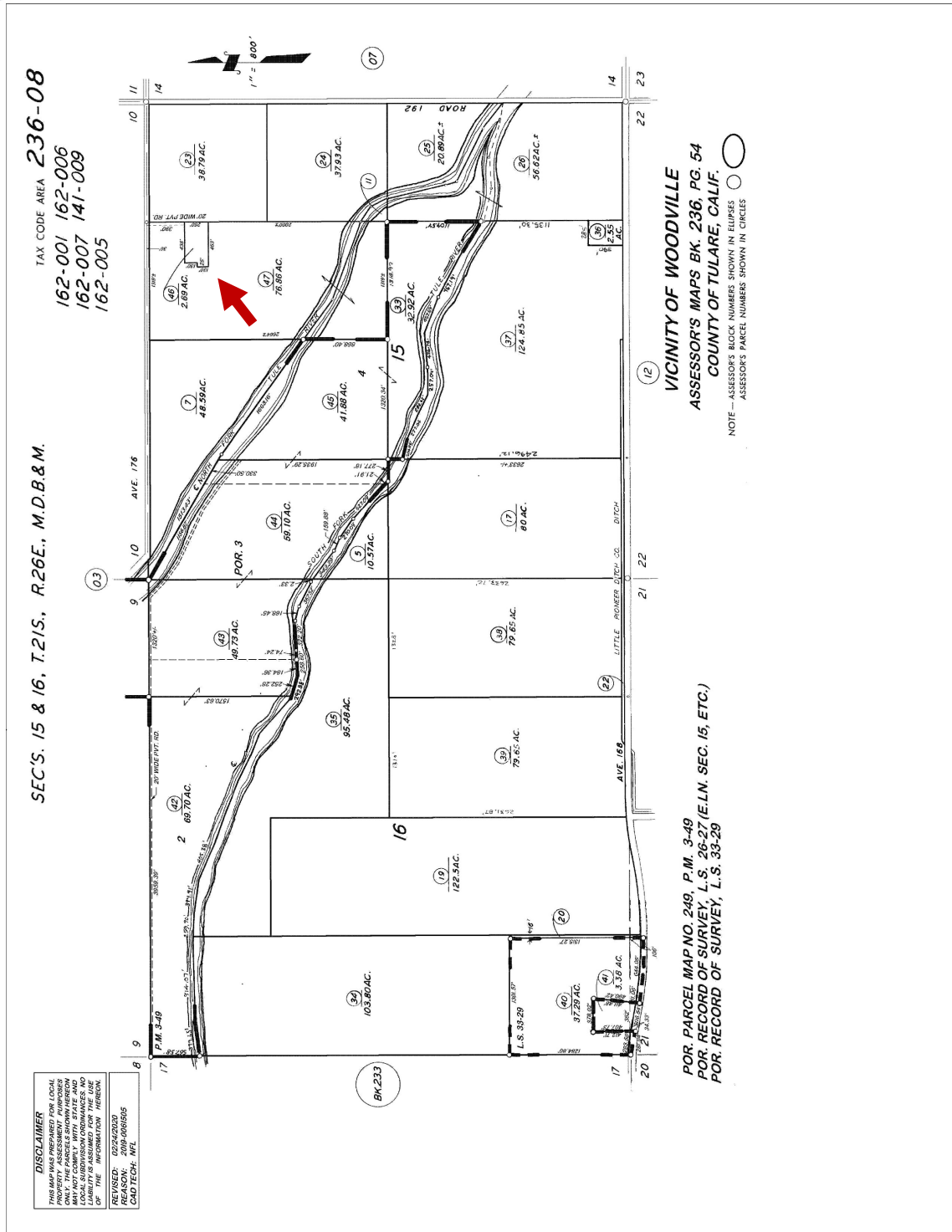
- █ Parcel
- █ Easement Access

Above information has been obtained from sources deemed reliable but not guaranteed, including but not limited to: Water Availability and ingress/egress to the subject property. California's Sustainable Groundwater Management Act (SGMA), requires Governments and Water Agencies to halt overdraft and bring groundwater basins into balanced levels of pumping/recharge within 20 years of implementation of Groundwater Sustainability Plans (GSP's). SGMA practices may affect this property.

Tom McGuigan • 559-907-0023 • mcguigantom@sbcglobal.net • DRE# 01272021
Curtis Brunson • 559-786-1399 • valleylandman@gmail.com • DRE# 01215115



Property Parcel Map



Above information has been obtained from sources deemed reliable but not guaranteed, including but not limited to: Water Availability and ingress/egress to the subject property. California's Sustainable Groundwater Management Act (SGMA), requires Governments and Water Agencies to halt overdraft and bring groundwater basins into balanced levels of pumping/recharge within 20 years of implementation of Groundwater Sustainability Plans (GSP's). SGMA practices may affect this property.

Tom McGuigan • 559-907-0023 • mcguigantom@sbcglobal.net • DRE# 01272021
Curtis Brunson • 559-786-1399 • valleylandman@gmail.com • DRE# 01215115



Photos of Property



Above information has been obtained from sources deemed reliable but not guaranteed, including but not limited to: Water Availability and ingress/egress to the subject property. California's Sustainable Groundwater Management Act (SGMA), requires Governments and Water Agencies to halt overdraft and bring groundwater basins into balanced levels of pumping/recharge within 20 years of implementation of Groundwater Sustainability Plans (GSP's). SGMA practices may affect this property.

Tom McGuigan • 559-907-0023 • mcguigantom@sbcglobal.net • DRE# 01272021
Curtis Brunson • 559-786-1399 • valleylandman@gmail.com • DRE# 01215115



Photos of Property



Above information has been obtained from sources deemed reliable but not guaranteed, including but not limited to: Water Availability and ingress/egress to the subject property. California's Sustainable Groundwater Management Act (SGMA), requires Governments and Water Agencies to halt overdraft and bring groundwater basins into balanced levels of pumping/recharge within 20 years of implementation of Groundwater Sustainability Plans (GSP's). SGMA practices may affect this property.

Tom McGuigan • 559-907-0023 • mcguigantom@sbcglobal.net • DRE# 01272021
Curtis Brunson • 559-786-1399 • valleylandman@gmail.com • DRE# 01215115