

Sunset Rock Ranch Features

*Seller states the serenity of this property has been unparalleled for them,
They wish the same for you.*

Property: 5.57 Acres Zoned A70 Agriculture, Animal Reg L No-HOA

<https://www.sandiegocounty.gov/content/sdc/pds/zoning.html>

-Seller states:” *The backyard offers breathtaking views, even on overcast days. In the summer, with the screen doors open and the gentle breeze blowing through, the atmosphere remains calm and soothing, making it a perfect sanctuary. The property evokes feelings of comfort, relaxation, and peace, offering a meditative and thankful environment*”

-The property features an orchard of fruit trees; including lemon, lime, cherry, persimmon, white peach, regular peach, white nectarine, regular nectarine, fig, orange, guava, tangerine, pear and plum. These trees have been recently pruned to encourage new growth, some have been growing here for 20 years. Drip irrigation

-The fenced garden area spans approximately 1,200sf and is enclosed with sturdy chicken wire, providing a secure and spacious environment for gardening enthusiasts. The garden is adorned with dozens of flowering lavender plants, ideal for cooking and cutting fresh flowers.

-A pasture is set up for animals. The seller previously raised a host of animals on the property to include cattle, horses, alpacas, and more. A large aviary housed chickens, turkeys, quail and more. This property is an open canvas, start a family farmstead or bring your own ideas to life.

-Water: well (10,000gal storage) Sewer: Septic Power: 200amp service SDG&E

-2 Homes, 2 RV sites with full hookups, pasture, hay shed, tack shed with water and power

-Verizon is used for high-speed internet. Room for trailers boats and your toys

-Ramona is home to over 3 dozen wineries, features golf courses, rodeo grounds and a slice of small-town America

- Picturesque views from Sunset Rock await

Primary Home: built in 2004 boasts 3619sf of living space

4 Bedrooms plus Opt 5th, 3 Full Bathrooms, 3 Car Finished Garage (1200sf)

Bedroom 1 the large primary suite, bedrooms 2 and 3 share a full bath, bedroom 4 and bonus/fitness optional 5th bedroom share the full guest bath. Separate Steam room and Large Laundry Room. Constructed with 2x6 walls, tile roof, interior walls insulated for sound. 2 AC units allow zoned cooling. Pozzi aluminum clad dual pane wood windows. Knotty alder interior doors and cabinetry throughout. Vaulted ceilings in the main living area and primary bedroom. Elegant oil-rubbed bronze hardware throughout. Thoughtfully designed windows and skylights fill the home with natural light. The primary bedroom suite features a large walk-in closet, rock shower, jetted bathtub, adjoining reading nook/office space. French doors lead to the patio as well as separate door leads to a private exterior covered sitting area. A well-appointed kitchen awaits featuring a Dacor 6 burner dural fuel range w double oven, built-in refrigerator, knotty alder cabinetry, granite counters and a spacious walk-in pantry. The island is designed for culinary creations, equipped with a prep sink, disposal, trash compactor, ample storage, shelving for your favorite cookbooks and a cozy breakfast nook. From here, you can see into the living room, family room, dining room as well as out to the patio area. The living room has a propane fireplace.

Beautiful travertine flooring w tile accents flow throughout. A central vacuum system makes it easy to clean up wherever you are in the home. The fitness room has cork flooring. LED lights throughout. There is a water softener, 2 AC units zoned and a whole house fan. Attention to detail is everywhere you look. A drop-down ladder in the garage provides easy access to additional storage.

The 1500sf Patio: The patio is ready to entertain with a new outdoor kitchen area, beverage cooler, gather at the live-edge, bar height sycamore tabletop to share drinks and good company. String lights and shade make this a destination for relaxation day or night. On the edge of this amazing space, you can sit and enjoy the Koi/fishpond listening to the trickle of the fountain. If a party is in your future, this is the place to host it, this home opens up for indoor/outdoor entertaining allowing your guests to flow in and out seamlessly. Whether you're enjoying morning coffee or hosting an evening under the stars, this outdoor space is a true extension of the home's warmth and charm. Come see, there is so much more.

Secondary Home/Guest House/ADU: 1280sf of living space.

1 Bedroom, 2 Full Bathroom, 3 Car Finished Garage (1200sf)

The Guest House features a full kitchen with custom cabinetry, solid surface counters, appliances are included. The kitchen is open to the living room with vaulted ceilings and a pellet stove. Off the living room is a 600sf covered patio. Features include central AC, whole house fan, tankless water heater and water softener. This home offers so many opportunities; multigenerational families, rental income, traveling family and friends. Use for remote work/business, hobby shop, an art studio or crafting. A drop down ladder in the garage provides easy access to additional storage.

CA PROP 19 - Some buyers may be eligible to transfer their property tax base to this property, potentially saving thousands annually. Please research eligibility and details for yourself at the San Diego County Assessor Recorder Clerks office

<https://www.sdarcc.gov/content/arcc/home/divisions/assessor/property-tax-savings/senior-disabled-exclusion.html>

and the State Franchise Tax Board <https://www.boe.ca.gov/prop19/>

For those eligible or curious about Prop 19 transfer of tax base details

(Sources are County Assessor, Appraisal)