

# Tuscan River Equine Estate

Stanislaus County, California

\$1,425,000 | 6.24 Acres

16719 Hickory Ave  
 Patterson, California

Welcome to Patterson, California, the Apricot Capital of the World! Tucked between almond orchards and the San Joaquin River, this custom-built Tuscan-style farmhouse offers your own slice of paradise. Designed by Carlos Sanchez and built in 2004 by Allen Martin Construction, this stunning property combines rustic elegance with modern amenities.



## PROPERTY HIGHLIGHTS

- 6.24 Acres
- Custom Built 3,638 SF home, built in 2004,
- 4 bedrooms, 3 1/2 bath home
- 3 Stall barn plus tack room
- 2050 SF, air conditioning shop
- Built in Pool with water Feature
- Amazing Sunset Views
- Close to the San Joaquin River
- Centrally located in California's Central Valley
- 1 hour to Livermore, 2 hours to the SF Bay Area



**JULIE BAIRD**  
 Real Estate Agent  
 BRE# 02151729  
 Office: (707) 455-4444  
 Cell: (650) 218-7001  
[julie@caoutdoorproperties.com](mailto:julie@caoutdoorproperties.com)