



TUSCAN RIVER EQUINE ESTATE

16719 Hickory Ave. Patterson, CA 95363

🏠 \$1,390,000

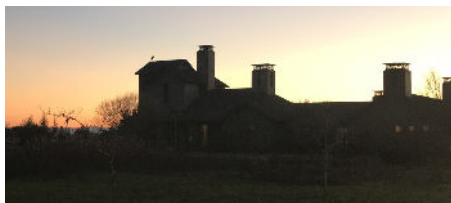
🛏️ 4 bedrooms

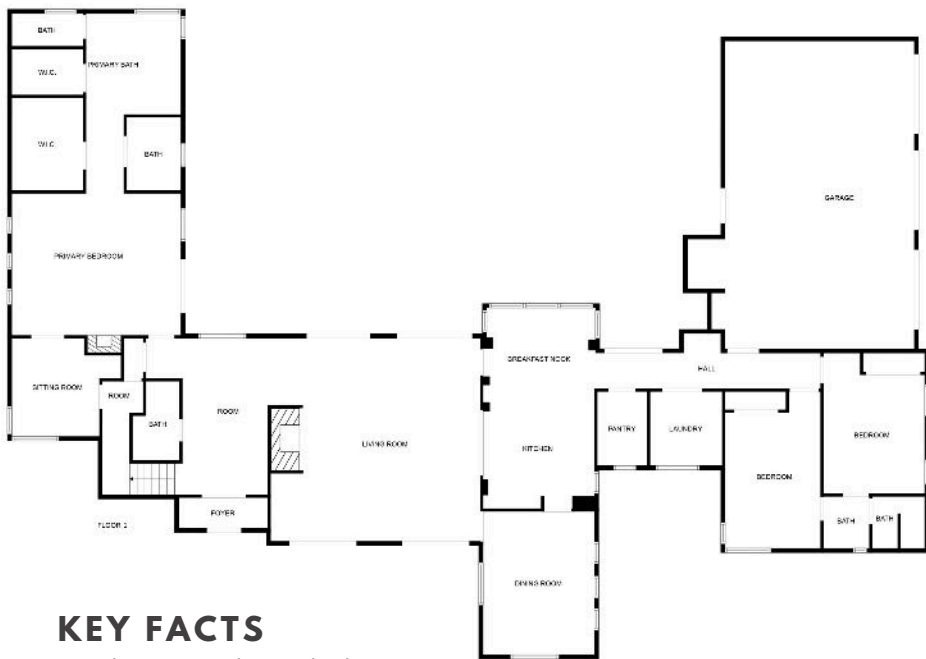
🚿 3.5 bathrooms

6.24 ± ACRES



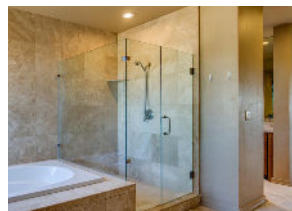
Welcome to Patterson, California! This 6.24-acre Tuscan-style farmhouse offers 4 bedrooms, 3.5 baths, a pool, and a 2,050 sq. ft. barn with stalls and a workshop. Enjoy stunning Mt. Diablo views and a serene countryside setting, just an hour from Livermore and 30 minutes from Modesto. A perfect blend of rustic charm and modern convenience awaits!





KEY FACTS

- Custom Built 3,638 SF home, built in 2004
- 4 bedrooms, 3.5 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



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