



## OUTDOOR PROPERTIES

FARMS | RANCHES | RECREATIONAL PROPERTIES | LAND | LUXURY ESTATES



# Grand Island Estate

2.12 ± Acres | Colusa County, CA



707 Merchant Street | Suite 100 | Vacaville, CA 95688

DRE# 01838294



# Introduction

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A mere one hour drive north of Sacramento, tucked away through a private walnut tree lined driveway, situated on 2.12 acres, you'll arrive at Grand Island Estate in Colusa County.

Nestled amongst a well-landscaped garden, trees, and paved plaza, the Spanish Colonial style home features 4,628 sq. ft. of living space, boasting six bedrooms and four bathrooms. All bedrooms are spacious and well-laid out. Natural light pours into the entirety of the home through oversized windows and skylights. The living room embodies a comfortable country ambiance with exposed wooden beams and a high ceiling. Off the living room through sliding glass doors is a brick laden patio with a large lawn. Nearby the kitchen, the dining room features a wood coffered ceiling with a terracotta tile floor, reflecting its Spanish Colonial style. The kitchen features a wooden butcher island block, stainless steel appliances, and windows overlooking the green garden.

Just a stone's throw away from the home is the pool with a spacious paved deck to relax and lounge. The pool house is an entertainer's delight with a turquoise-colored kitchen, indoor BBQ, fireplace, bar, bedroom, and bathroom. In addition, there are two dressing rooms each with their own sink and shower. There is plenty of room for vehicles and recreational equipment at Grand Island Mansion with a detached three car garage, featuring a uniquely large walk-in freezer with double sink.

Come discover why living is easy at Grand Island Estate!



# Highlights

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- One hour north of Sacramento
- Brick column entrance with pineapple finials
- Improvements:
- 4,628 SF main home:
  - Spanish-Colonial style home
  - 6 bedrooms and 4 bathrooms
  - Oversized windows and skylights
  - Well-landscaped paved plaza
  - Exposed wood beams & coffered wood ceiling
  - Above the entrance, unique guest bedroom/office space with separate entrance
- Detached three-car garage with walk-in freezer with a double sink
- Pool
- Pool House with one bedroom and bathroom
  - Two dressing rooms each with their own sink & shower

# Improvements: The Main Home

## The Main Home:



As you make your way through the brick columns topped with pineapple finials, an ode to the ranch's hospitality and welcoming spirit, you are greeted by the grand entrance of the six-bedroom, four-bathroom, 4,628-square-foot main home with a well-landscaped paved plaza and island with lawn, trees, and greenery. Designed in classic Spanish-Colonial architecture, the house features white stucco walls and a red tile roof. Natural light pours into the home through oversized windows and skylights. The Spanish Colonial influence is evident in many areas of the home. The wood coffered ceiling in the dining room, with its intricate details, as well as the terracotta tile floor, is a hallmark of this style. The exposed wooden beams in the high ceiling living room add a warm and inviting atmosphere. The kitchen features modern stainless-steel appliances, granite countertops, and butcher island block. The primary bedroom features a fireplace, large walk-in closet, and a spacious ensuite bathroom. Above the main entrance, there is a unique creative/office space or guest bedroom with a private entrance and bathroom. Plenty of covered parking spaces for vehicles with a detached three-car garage and large walk-in freezer with a double-sink.



# Improvements: The Main Home



# Improvements: The Pool House



Next to the main home is the pool and chic pool house. The pool house features a turquoise-colored kitchen, large seating area, indoor BBQ, bar, bedroom, and bathroom. There are also two dressing rooms with a separate entrance, each with their own sink and shower. An entertainer's delight.



# Improvements: The Pool House

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# Location



## **About Grimes/Grand Island, CA:**

Nestled on Grand Island, a fertile agricultural area in Colusa County, California, Grimes is a historic town shaped by the region's agricultural prosperity. Founded in 1851, the town quickly grew to become a vital hub for the island's farming community. By the mid-19th century, Grimes boasted a thriving business district, serving as a key stop for steamboats traveling along the waterways.

Today, Grimes retains its small-town charm and rural atmosphere. While its population has fluctuated over the years, it remains an integral part of Colusa County's history and culture. As of the 2020 US Census, the population was 296.

*Local airports:* Colusa County Airport (9.8 miles from Grimes) and Yuba County Airport (30 mi). *Domestic & International airport:* Sacramento International Airport (43 mi.)

## **About Colusa County, CA:**

Colusa County is located 70 miles north of Sacramento. It is about 2.5 hours from Lake Tahoe, 2 hours from San Francisco, and 3 hours from the Fort Bragg-Mendocino coastline. The county was established in 1850 as one of the original 27 counties created by the first state legislature. It was named after two Mexican land grants; Coluses (1844) and Colus (1845). Colusa County once encompassed Glenn and Tehama Counties. The economy is largely based on agriculture-related businesses. As of the 2020 US Census, the population was 21,839. The county seat is Colusa. There are many different types of attractions in Colusa County ranging from museums, recreational areas, and wildlife refuges. Visit the Sacramento Valley Museum, East Park Reservoir, Mendocino National Forest, Colusa-Sacramento River State Recreation Area, Colusa National Wildlife Refuge, or Delevan National Wildlife Refuge.





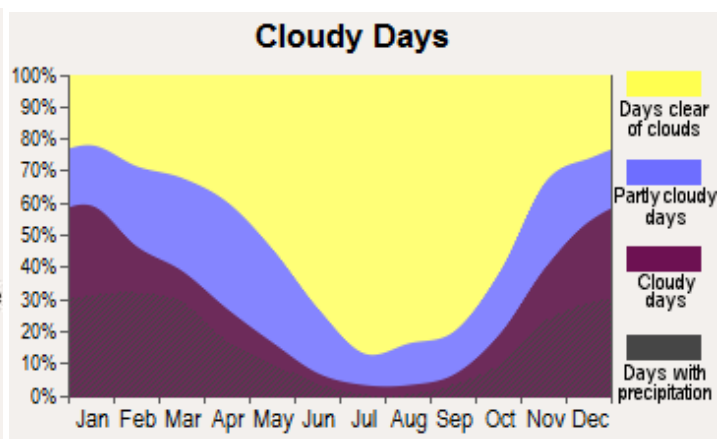
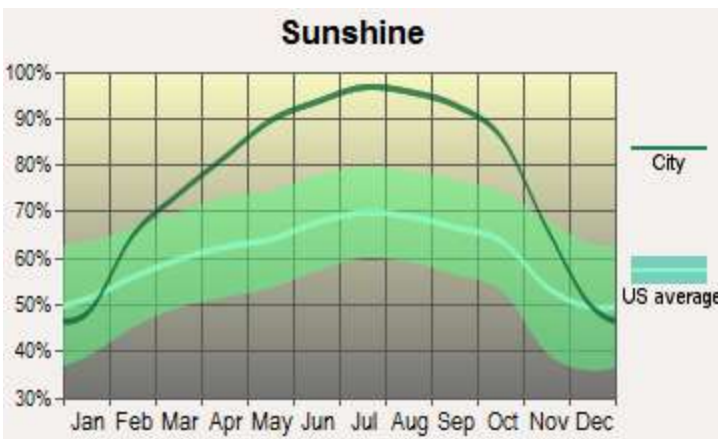
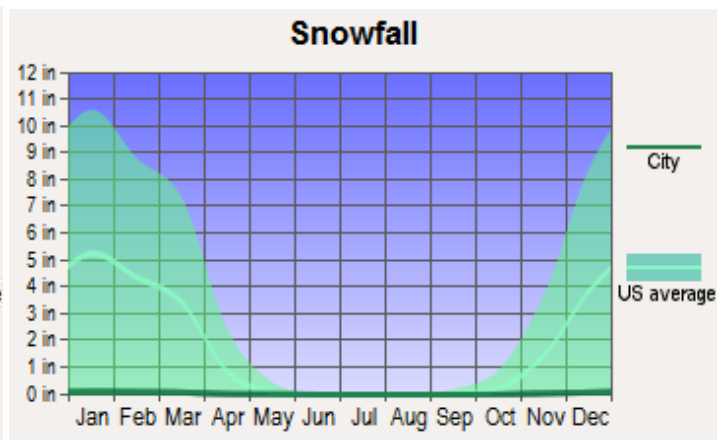
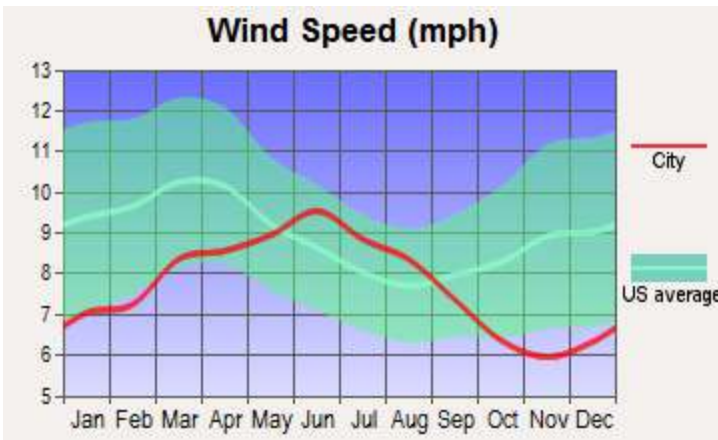
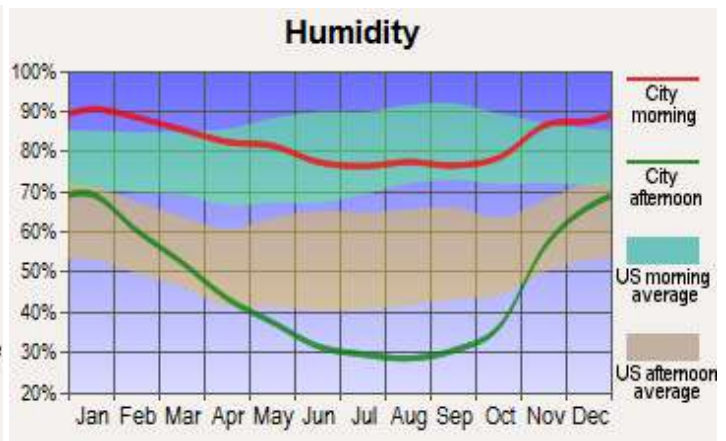
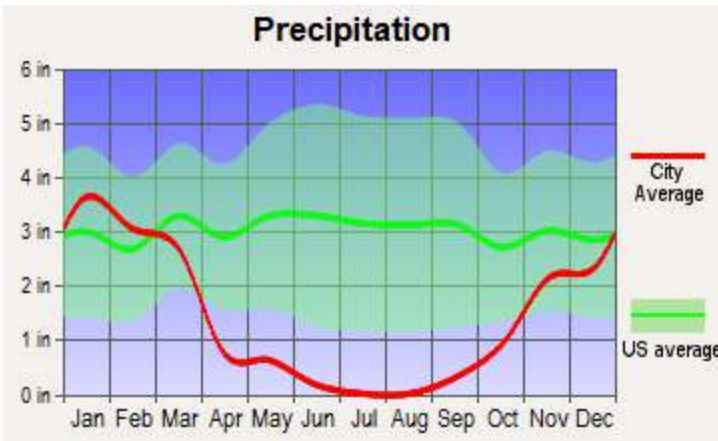
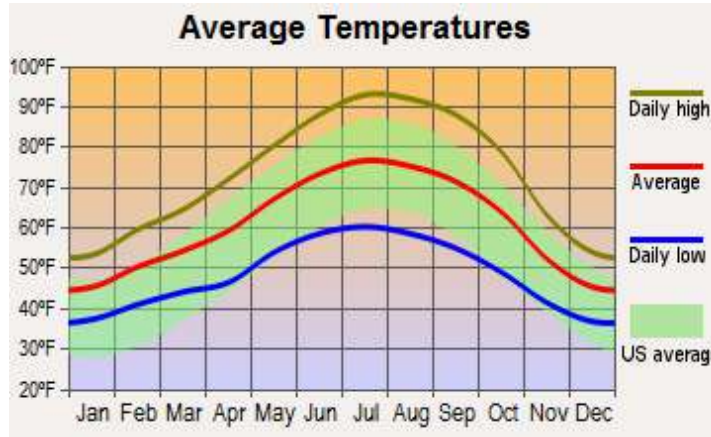
# Size & Zoning

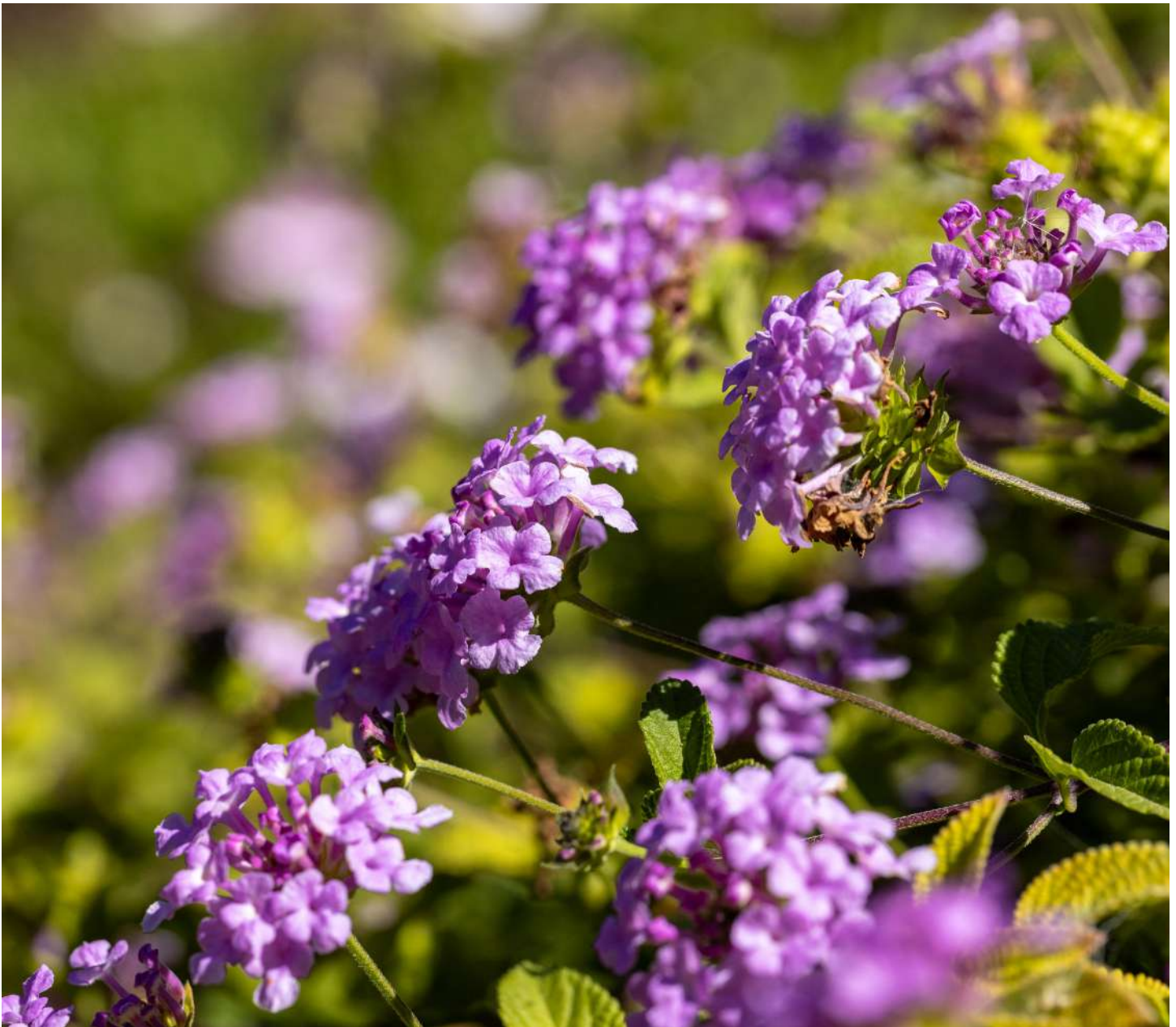
The Grand Island Estate consists of one parcels totaling 2.12 acres. The total property taxes for 2023 were \$4,488. It is zoned Agri-Diversified.

APN	ACREAGE	ZONING	Ag Preserve	TAXES (2023)
019-120-014	2.12 acres	Agri-Diversified	N	\$4,488
<b>TOTAL</b>	<b>2.12 acres</b>			<b>\$4,488</b>



# Weather for Colusa, CA\*





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