



6613

Woodland Avenue, Modesto, CA

Step into a home where elegance meets comfort, offering a perfect blend of open space and thoughtful design. From sun-filled rooms to luxurious finishes, every corner invites you to relax, unwind, and truly feel at home.



Prominent Location

This property offers a peaceful, suburban setting with close proximity to parks and schools, making it ideal for families. It's easy access to major roads provides convenient commuting options while maintaining a quiet neighborhood atmosphere.





FEATURES & AMENITIES

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EXCLUSIVE \$4,099,900

Orchard

- 29.5 acres of Nonpareil, Carmel, Independents, Monterey and Fritz variety.
- Double Line Drip Irrigation System with VFD pump.
- 2,861 lbs per acre produced in 2023.

Steel Shop

- 80x50 shop with 4 exterior roll up doors and an additional 20x50 open bay.
- Fully renovated steel shop office (2022) with new tile floors and new windows (not installed).
- Office includes full bathroom with shower and washer & dryer hookups.
- Insulated wine/storage room added.
- New high speed internet access.

Property Benefits

- Two separate parcels, with option for two additional homes to be built.
- The steel shop, office and accessory buildings would support a range of businesses or they could be rented out for additional income.
- Additional home generates good income or can be used for family members.
- Incredible upgrades made to the primary home for your comfort and enjoyment.

Location

- 8 minutes from restaurants and amenities of downtown Modesto.
- Highly desirable school district.
- 50 mi. from the Bay Area with easy access to Hwy 132 and Hwy 99.

Gather in a living room that radiates warmth and charm, with natural light pouring in and a cozy ambiance that makes every moment feel special. It's the perfect space for family, friends, and unforgettable memories.





Primary Unit

5 BD 4 BA | 3,500 SQFT

- Lush dark walnut wood flooring throughout with marble transitions.
- Kitchen featuring granite countertops, custom cabinets, and gourmet appliances.
- Open beam living room and vaulted ceilings.
- Finished basement.
- Two wood-burning fireplaces.
- Pool, hot tub, fire pit, and fully landscaped yard shaded by Redwoods.
- Remodeled bathrooms with roll-in shower in the Jack and Jill bathroom
- Solar power, and well water system.
- New HVAC, EV charger, whole house air filter, and a tankless water heater.

Secondary Unit

3 BD 2 BA | 1,750 SQFT

- Manufactured home with separate address.
- Current rent of \$2,200/mo with 7 months of lease left.
- Reverse Osmosis drinking water system.
- New HVAC ducting (2020).
- Water Softener, whole house filter.
- Brand new electric hot water heater.





Tailored for productivity, the spacious storage, equipment shed, and steel barn are designed to support your work. Whether it's managing heavy equipment or running a full-scale operation, these facilities ensure you have all the space and infrastructure needed to get the job done efficiently.



The Reeve Team

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