



SUBDIVISION DESIGN

The Homestead At Dairy Acres
 Loomis, CA 95650
 Parcel ID: 036-071-024-000
 Lot Area: 39 Acres
 Plot Size: 11"x17"



2 BEDS 2 BATHS 1,520 SQFT 39 ACRE LOT

Encompassing an expansive 39 acres of prime agricultural land adorned with mature fruit trees and thoughtfully fenced, this property stands as a versatile canvas, catering to a myriad of possibilities. Whether contemplating subdivision, crafting a private estate, or maintaining its essence as an idyllic farmland or pasture, the options are as boundless as the landscape itself. Adding to its allure is the access to PCWA irrigation water (4 miners inches), a coveted resource amplifying the property's potential. The meticulously crafted 2 bed / 2 bath residence, an architectural masterpiece erected in 2021, seamlessly marries contemporary features with refined design. Revel in the allure of copper basin sinks, an exposed fire suppression system, custom hardwood interior doors, finished concrete flooring, vaulted ceilings, metal roof and insulated concrete form, and an open floorplan—a testament to an elevated standard of living. Supplementing the main residence, additional structures including a jacuzzi and custom storage unit not only enhance the property's intrinsic value but also elevate its aesthetic appeal.

OFFERED AT \$3,300,000

DEVELOPMENT POTENTIAL

Following a Pre-Development meeting with the County, support has been indicated for subdividing the property into 2.3-acre lots, offering flexibility for future residential development. Environmental reports have already been completed, streamlining the process and adding significant value to this already remarkable property. Whether you are considering a subdivision, crafting a private estate, or preserving the land as farmland or pasture, the possibilities are endless!

IDEAL LOCATION

Proximity to esteemed educational institutions: Placer Elementary, Franklin Elementary, and Del Oro High School. Nestled adjacent to Granite Bay, Loomis beckons with its scenic vistas, a tight-knit community atmosphere & low crime rates.

