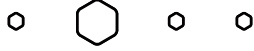


PORCHLIGHT  
expo

MINI WINCHESTER HOUSE  
25585  
ALDERWOOD ST

LAURA SHEARN DRE #02096535





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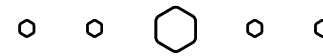
**A** **P** ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.  
LEASE CONSULT YOUR PORCHLIGHT AGENT FOR MORE DETAILS.





MINI WINCHESTER HOUSE  
25585  
ALDERWOOD ST

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25585 ALDERWOOD ST





## INVESTMENT HIGHLIGHTS



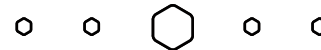
PorchLight Realty is pleased to present 25585 Alderwood Street, Idyllwild, California 92549. This historic dairy farmhouse built in 1927, surrounded by lush flowering gardens, is a fully customizable event venue. The property is comprised of The Farmhouse, The Captains Quarters, and The Dairy Cottage.

The living room has a beautiful large local stone fireplace that is perfect to snuggle up near and spend some quality time. The kitchen is very large and stocked with all the essentials one could need as well as novelty items such as a popcorn maker. The dining room can seat up to 15 people and makes a wonderful backdrop to a memorable family dinner, or event. The home is large and has many cool rooms to explore and utilize, such as a meditation room, a sunroom, a closed-in patio deck, and secret room behind the bookcase!

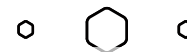


\$1,100,000

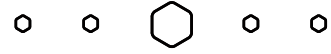
List Price



*A Historic Dairy Farmhouse Built In 1927,  
Surrounded by Patios and Gardens.*

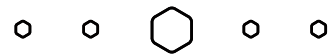


LAURA SHEARN DRE #02096535



## FINANCIAL SUMMARY

*Available upon request*



25585 ALDERWOOD ST





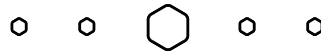


LAURA SHEARN DRE #02096535

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# TENANT OVERVIEW | IDYLLWILD HISTORIC DAIRY FARMHOUSE

*"We welcome you to make the Mini Winchester House your home for the day, weekend, or longer while creating the atmosphere that best accommodates your needs."*



This is a turnkey investment property ready with furniture and furnishings included! Make this multi-unit property your primary residence with family and friends, or short/long term rental property.

"Idyllwild Historic Dairy Farmhouse" (Circa 1927). For the buyer looking for the ultimate in historical charm & character. This peaceful compound nicknamed "Mini Winchester House" is located on a historical dairy farm known as Postel Dairy in the mid 30's during Idyllwild's Spaghetti Western filming days offers retreat-like energy with magical outdoor spaces.

This exquisite property has grace, & romance but still retains all the necessary modern conveniences that buyers can expect in full time luxury living. Set on an approx. .5ac wooded lot with circular driveway one will feel immediately captivated as you enter the compound. This one-of-a-kind property is great for making memories now with the people who matter!

The property must be experienced in person to appreciate its grandeur. Multiple public rooms, screened porches & lovely, covered patios create a harmonious balance of indoor & outdoor living.

There are 3 separate individually metered units in this beautiful compound. The Farmhouse, The Captains Quarters, and The Dairy Cottage have been uniquely decorated to both maintain the integrity and history of the property. Years ago, there was an additional unit on property (garage with Studio above) Utilities are still there.

This beautiful property has many options for use as zoning is R3A (Bed and Breakfast, Retreats, Inn, Vacation rental, Events, Weddings other businesses) Explore the possibilities and put this home on your short-list. Walking distance to the village.

The property is only a few blocks from town, you can take a nice scenic 5-7-minute walk amongst the tall pines. The grounds of the property are large with seating areas and gardens around the home.

Idyllwild Historic Farmhouse is a one-of-a-kind property with charm, beauty, and touch of quirkiness one could possibly want. Make memories now with the people who matter!



Historic Estate  
Built in 1927



A Customizable  
Event Space



0.48 Acres of  
Lush Gardens











2 Indoor Fireplaces



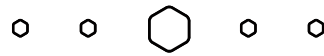
Gardens and Patio



Outdoor Seating Area



Courtyard BBQ



## MINI WINCHESTER HOUSE AMENITIES



Bonus Building



Patio / Sun Room



Large Dining Room



2 Spa Hot Tubs









## MARKET OVERVIEW

Idyllwild, California

### Comparables

25630 Sunrise Dr, Idyllwild, CA 92549 |  
MLS# 22-158801 | Redfin  
4 Beds-4 Baths SOLD \$1,450,000

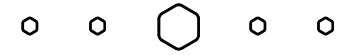
25487 Cedar Glen Dr, Idyllwild, CA 92549 |  
MLS# 219075598 | Redfin  
3Beds-3 Baths SOLD \$1,000,000

54735 N Circle Dr, Idyllwild, CA 92549 |  
MLS# 219065459 | Redfin  
8 Beds-5 Baths SOLD \$1,681,677

54773 N Circle Dr, Idyllwild-Pine Cove, CA  
92549 | Redfin  
3 Beds-3 Baths \$1,548,770

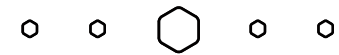






## Nearby Activities

- Fishing
- Hiking
- Bird watching
- Horseback riding
- Mountain biking
- Ecotourism





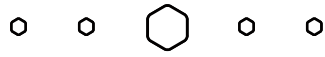
# Idyllwild's scenic offers



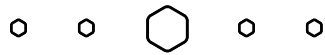
1. San Jacinto Mountains 0.1 mi
2. Mount San Jacinto State Park 0.1 mi
3. Idyllwild Park 0.7 mi
4. Idyllwild Nature Center 0.6 mi
5. San Jacinto Peak 4.9 mi
6. Palm Springs Aerial Tramway 8.3 mi
7. Tahquitz Canyon 9.7 mi
8. Indian Canyon 9.9 mi
9. Palm Canyon 10 mi
10. Moorten Botanical Garden and Cactarium 10.2 mi
11. Palm Springs Art Museum 10.7 mi
12. Ruddy's General Store Museum 10.7 mi







LAURA SHEARN DRE #02096535





25585 ALDERWOOD ST

MINI  
WINCHESTER  
HOUSE



**LAURA SHEARN**

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California, Inc

Realtor® DRE #02096535

Broker DRE #01878277

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