



15515 PRESCOTT ROAD

MANTECA, CALIFORNIA



THE WAGNER
GROUP

PMZ
REAL ESTATE

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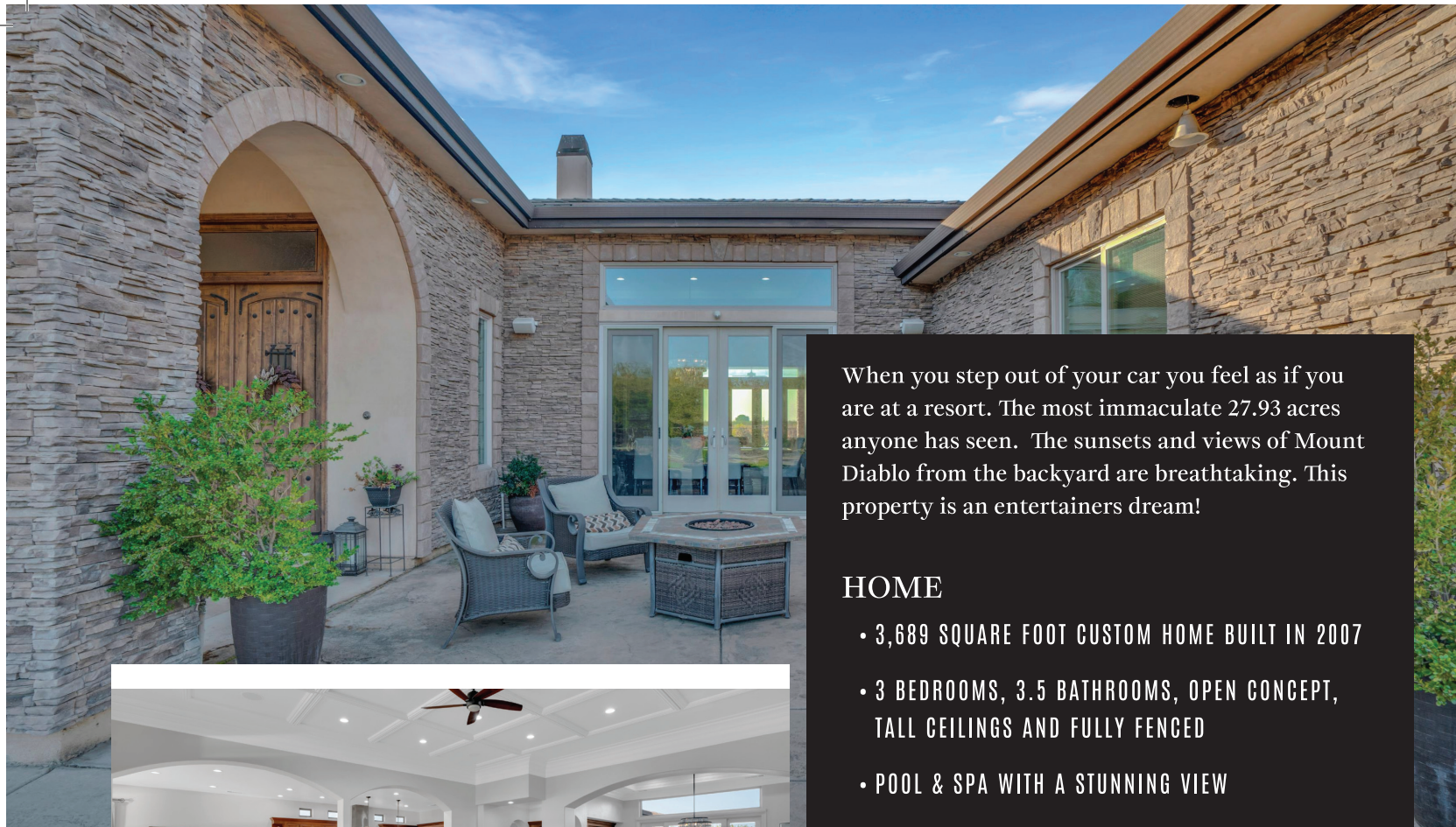
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When you step out of your car you feel as if you are at a resort. The most immaculate 27.93 acres anyone has seen. The sunsets and views of Mount Diablo from the backyard are breathtaking. This property is an entertainers dream!

HOME

- 3,689 SQUARE FOOT CUSTOM HOME BUILT IN 2007
- 3 BEDROOMS, 3.5 BATHROOMS, OPEN CONCEPT, TALL CEILINGS AND FULLY FENCED
- POOL & SPA WITH A STUNNING VIEW

POOL HOUSE

- 1,180 SQUARE FOOT POOL HOUSE (BUILT 2016)
- 1 BEDROOM, GRAND LIVING SPACE, 1.5 BATH, KITCHEN, LAUNDRY ROOM/CLOSET

SHOP

- TASTING ROOM, OFFICE, WINE LAB, STORAGE SIDE, RESTROOM

ASKING \$3,395,000



AG LAND

- 8 ACRES OF ZINFANDEL GRAPES
- TWO AG WELLS FOR TREES AND GRAPES
- 15 ACRES OF NONPAREIL AND MONTEREY ALMOND TREES ON THEIR 8TH LEAF
- OPTION TO FLOOD WITH SSJID SURFACE WATER
- INCOME FROM TREES, GRAPES AND VENUE
- OPTION TO PURCHASE "CATALINA VINEYARDS"

