

# NOW AVAILABLE

18925 Ave 168 • Porterville CA 93257



3 BED • 3 BATH • 3,300 SQ.FT. • \$799,000

HOBBY FARM HOME ON 3+ ACRES HAS ROOM FOR YOUR FLEET OF CARS, BOATS, EQUIPMENT & EVERY HOBBY USE YOUR FAMILY PURSUES. EAST OPEN LAND IS READY FOR YOUR NEW CORRALS, PASTURE, PENS, ORCHARD, BEE HIVES & ANIMAL HUSBANDRY. PORTERVILLE IS FAMOUS FOR THE WATER IS SHALLOW & THE SOIL IS RICH. INCREDIBLE MATURE TREE CANOPY THAT COVERS THE ENTIRE FRONT, REAR & SIDE YARDS. BEAUTIFUL LANDSCAPING SURROUNDS THE HOME. LARGE LIVING ROOM W/ GAS LOG FIREPLACE BELOW MANTLE. OPEN TO THE FORMAL DINING AREA, ADJACENT TO THE KITCHEN, DESIGNED FOR A COOK. WRAP AROUND + ISLAND CORIAN COUNTER TOPS, DOUBLE ELECTRIC OVENS (ONE A CONVECTION), 3 CORNER LAZY SUSANS, RESURFACED CABINETRY, PULL OUT LOWER DRAWERS, A 4' LONG BUTCHER BLOCK CUTTING BOARD THAT PULLS TO EITHER SIDE OF THE ISLAND. STAND-UP COOKIE SHEET STORAGE ABOVE STOVES, & FLOOR-CEILING PANTRY. FRIDGE IS ON A PLATFORM TOO. CASUAL DINING ROOM OPEN TO A COFFEE BAR & KITCHEN. DEN FEATURES WETBAR W/ WINE RACKS & 2ND GAS LOG FIREPLACE W/ RAISED HEARTH & MANTLE, FLANKED BY BUILT IN BOOK SHELVES + BUILT IN OFFICE DESK W/ DRAWERS & CABINET ORGANIZER. PRIMARY BEDROOM DOWNSTAIRS W/ 3 WARDROBE CLOSETS + A WALK IN CLOSET W/ CEDAR TRIM, TONS OF STORAGE, & SPACIOUS 3/4 BATH W/ SEAT, DOUBLE SINKS, & PRIVATE TOILET WATER CLOSET. OVERSIZED LAUNDRY ROOM W/ FREE STANDING SINK, ALSO HAS A 3/4 BATH MUD ROOM W/ ACCESS TO THE REAR YARD. TWO BEDROOMS UPSTAIRS W/ ANOTHER 3/4 BATH. VERY NICE REAR YARD FACING PATIO ACCESSED FROM DEN. NEXT TO THE REAR YARD PATIO IS 3 SIDE BY SIDE CLOSET DOORS=15'x30' (450 SQFT) MATCHING CONCRETE BLOCK. 30'X100' BUILDING WITH 3 GARAGE ROLL UP DOORS, HOUSES A 22' GARAGE & 44' ADJACENT SHOP BOTH ON SLAB, & A 38' WIDE STORAGE/SHOP, PLUS ADJACENT 30'x78' COVERED CARPORT PARKING. SOUTH EDGE IS A 40'X125' EQUIPMENT UTILITY STORAGE CARPORT W/ FIVE 25' BAYS. SMALL OUTDOOR RECEIVING OFFICE 15'X15' ON THE APRON. NEW WELL DRILLED 2017 (350'), W/ 2.5 HP PUMP, NEW ROOF IN 2018, NEW LEACH LINES IN 2021. LOT LINE ADJUSTMENT COMPLETED BY MAY (TULARE MLS LISTING #234188)



LONDON PROPERTIES, LTD.

Lic. #00463722

559.436.4071

info@londonproperties.com  
www.londonproperties.com

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