

1760 English Colony Way, Penryn, CA 95663

Spacious country home with large backyard perfect for entertaining, and convenient access to numerous nearby attractions.

OUTSIDE

1. Large outdoor deck area with amazing 180-degree mountain and hillside views, perfect for entertaining guests and summer cookouts.
2. Nearly 10 acres of fenced, irrigated land and majestic oaks, great for livestock.
3. Open pasture with south facing exposure, perfect for a vineyard or orchard.
4. Year-round pond with dock to sit and watch turtles, ducks, geese and fish.
5. 5 inches of Placer County Water Agency (PCWA) water rights for irrigation, difficult to find with most country properties.
6. 1,000 sq ft barn with two rolling bay doors, storage area and indoor calving area, ideal for equipment, storage, newborn animals and chickens.
7. Lush and landscaped front and backyards, lighted pathways, low-profile deck and large spaces for entertaining or enjoying breakfast outdoors.
8. Pool with new tile and a hot tub provide fun all year long.
9. Gorgeous, granite backyard waterfall provides tranquil sounds while relaxing poolside.
10. 30 three-year-old Primitivo and Cabernet Sauvignon grapevines will soon be ready for harvest.
11. Automated lighted driveway provides gorgeous accents to property at dusk.
12. Raised planter boxes with automatic drip, perfect for an herb and vegetable garden.
13. Fenced dog run just off the attached garage can be used as a kennel.
14. A detached 2-car garage with workshop, 220V hookup and boat storage.
15. An attached 2-car garage with ample space for storage.
16. Large parking areas accommodate up to a dozen vehicles.
17. Plenty of wildlife viewing to enjoy, including deer, wild turkeys and red-tailed hawks.

INSIDE

18. Generously sized living/dining area, large fireplace, and glass sliding door leading out to rear deck and amazing 180-degree views.
19. Game room with full bar area and storage, great for entertaining and relaxing.
20. Large mudroom with ample storage closet and shelving, easily accessible from garage.
21. Separate laundry room with large storage cabinets, utility sink and retractable ironing board in wall.
22. Single level living with upstairs entertainment room and downstairs quarters great for in-law with separate entrance, large room, walk-in closet and full bath.
23. Kitchen well-equipped with new dishwasher and wine chiller.
24. Freshly painted interior throughout entire house, new exterior paint on both house and detached garage.
25. 3 zone air conditioning allows targeted cooling.
26. New lighting and ceiling fan fixtures throughout living spaces and bedrooms.

27. Large kitchen granite countertops, great space for cooks and bakers!
28. Oak hardwood flooring in entry and great room.
29. Extendible home warranty with premier upgrade covering well and pool.
30. New well pump and pressure tank installed within the last year.
31. Ready for cable wiring in all rooms, and great point-to-point internet access.

NEARBY ATTRACTIONS

32. Expansive view of 90-acre Traylor Ranch Reserve, gorgeous horseback riding and hiking trails within walking distance.
33. 5 minutes to downtown Loomis with excellent local businesses and fun restaurants.
34. Located on the Placer County Mandarin and Wine Trails, easy access to 20+ local boutique wineries and mandarin farms.
35. Neighboring mandarin farm with very helpful neighbors.
36. Folsom Lake, Lake Clementine and Hidden Falls Regional Park activities within a short 15-minute drive for world-class trail running, river running, mountain biking, equestrian trails, and hiking.
37. Easy access to Interstate 80, both north and south, and shopping in nearby Granite Bay, Roseville and Lincoln.
38. Located within Del Oro High School boundaries, a part of the Placer Unified School District.
39. Steps from hiking and mountain biking secluded trails, and road biking on scenic Placer County roads.
40. 75-minute drive to Royal Gorge Cross Country and Sugar Bowl Ski Resorts.
41. Short 30-minute drive to downtown Sacramento and the Sacramento Metro Airport.