

# *A Country Estate Offering*

35380/35376 County Road 31

Davis, California

[www.35380CountyRoad31.com](http://www.35380CountyRoad31.com)



# Welcome to the Country

## Rare Find! 2 homes on 20 acres in the Davis School District

Pure country living just minutes from downtown! The main home is generously sized with 3,600sf that includes TWO primary suites w/ensuite baths and a cedar-lined sauna, an additional THREE bedrooms, and a total of FOUR full baths. Open beam ceilings and a bay sitting window add to the attraction of the great room, as do the French doors leading to the back. A large formal dining room with stunning views of the property and built-in cabinets make entertaining a breeze, along with the spacious game room that looks out to the pool and gardens. A 3-car covered carport with a Tesla charging station complements the detached 2-car garage. The second dwelling is a modular home, ample in size at 1,750sf, with 2(3) bedrooms, 2 full baths, and a den. Two property entrances make this unit the ideal rental or guest house. The remaining 20 acres offer an abundance of opportunity! Perfect for the equestrian, hobby farmer/rancher, or small business owner—the sky's the limit! Facilities include 4,800 sf +/- metal barn w/partial concrete floors; 8-stall dog kennel w/runs and a concrete dog pool, 4-stall metal horse barn w/2 paddocks opening to a large pasture; Covered hay barn w/storage facility; Older tie stall/farrier's barn w/storage.



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# The Homes

APN: 037-010-013-000

ZONING: A-N

[click here for zoning regulations](#)

SIZE: 20 +/- acres\*

COUNTY: Yolo

Flood Zone: AE

Soil: Hillgate Loam, moderately deep, 6.2 acres

Myers Clay, 0-1percent slopes, 14.2 acres

## MAIN HOME

- 35380 County Road 31
- 3,600 sf +/- of Living Space
- 5(6) Bedrooms, 4 Full Bathrooms
- 1970 Built | 1986 East Wing Addition
- Two Central A/C systems; One is a Heat Pump
- Two Septic Systems service the home
- Composition Roof - 12 years old
- Water Softener in place
- 40,000 BTU Pellet Stove and Fire Place
- Dual Pane Windows throughout
- Inground Concrete Pool - Fenced

## GUEST HOME

- 35376 County Road 31
- 1,750 sf +/- of living space
- 2(3) Bedrooms, 2 Full Bathrooms
- Modular Home, 20 years old +/-
- Separate Gated Entrance
- Permanent Foundation
- Water Softener in place
- Septic System
- Current Rent: \$1,975

## UTILITIES

PG&E for Electricity | 4 Meters

- Main House, Guest House, Well, and Kennel
- Tesla Charging Station in

Propane

- 3 Tanks - rented by Superior
- 2 tanks at the main home; and 1 at the guest home

Waste Management of Yolo County services refuse and recycling

Water

- Ag Well
- Current use: Domestic
- 5hp, 900 gal. pressure tank
- Services entire property

Tesla Charging Station

- 60amp service/breaker with 48 amp output.
- Charges give up to 44 miles per hour.

Internet Access

- Hi-Speed Broadband

# The Grounds

Opening the door to endless opportunity

- 4,800 sf +/- Metal Barn/Shop
  - 80' wide x 60' deep
  - Partial concrete floor through the center
  - Set back from other structures with stunning views of the countryside
- Dog Kennel Building
  - 8-pen kennel with individual runs
  - Inground concrete dog pool area
  - Dedicated septic
- 4-Stall Metal Horse Barn
  - 2 Paddocks
  - Turnout to large irrigated pasture at the front
  - Water available
- Covered Hay Barn with Storage Facility
  - Overhang at front
  - 2 Pipe Corrals
  - Water available
- Older Tie-Stall/Farrier's Barn
  - Hay and equipment storage area
  - Electrical and water present



## Interior

- The family room has a lovely bay window that looks out to the swimming pool and front area of the property
- Light and bright great room concept with open-beam ceilings and skylights
- French doors lead you to both the front and back yards
- Dual Pane windows and ceiling fans offer energy efficiency
- Cozy up to the wood-burning fireplace when cool weather settles in
- The kitchen has stainless appliances and a built-in butler's pantry area with a sink and filtered water
- Luxury Vinyl flooring through much of the home
- The large formal dining room has built-in cabinets with a granite counter slab, tile floors, and French doors that open onto a deck.
- There is a temperature-controlled wine storage room in the hallway of the newer addition







- Two oversized Primary Suites with en-suite baths
- The cozy attached reading/meditation room will warm the soul with a 40,000 BTU pellet stove
- A vaulted ceiling with open beam accents opens up the room while a glassdoor allows access to the backyard
- Space abounds in the en-suite bathroom includes dual sinks, a deep soaking tub, a bidet, and cedar lined sauna
- Dual entrances to the bathroom provide convenience and privacy
- The second primary en-suite bedroom makes a welcoming guest room for overnight visitors
- Parquet Floors throughout most of the original house





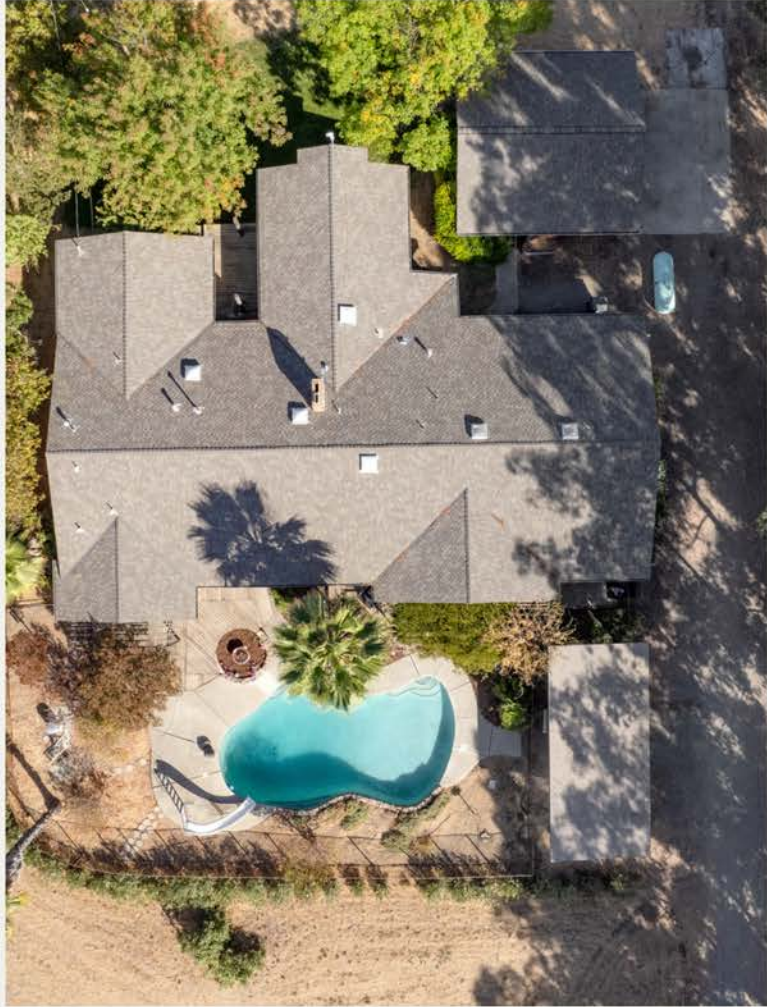


- The east-wing addition, completed in 1986, adds 3 spacious bedrooms, 2 full baths, and game room
- Luxury Vinyl flooring, dual pane windows, and skylights add to the thoughtful design
- A Jack and Jill bathroom is centrally located with separate commode and shower rooms for the utmost privacy
- Vaulted ceilings open the space for a lofty vibe and extra storage
- A sliding door in the well-loved game room opens to the pool and garden areas
- A conveniently located full bath transforms the game room into an additional primary suite if desired
- Laundry room w/sink and storage down the hall







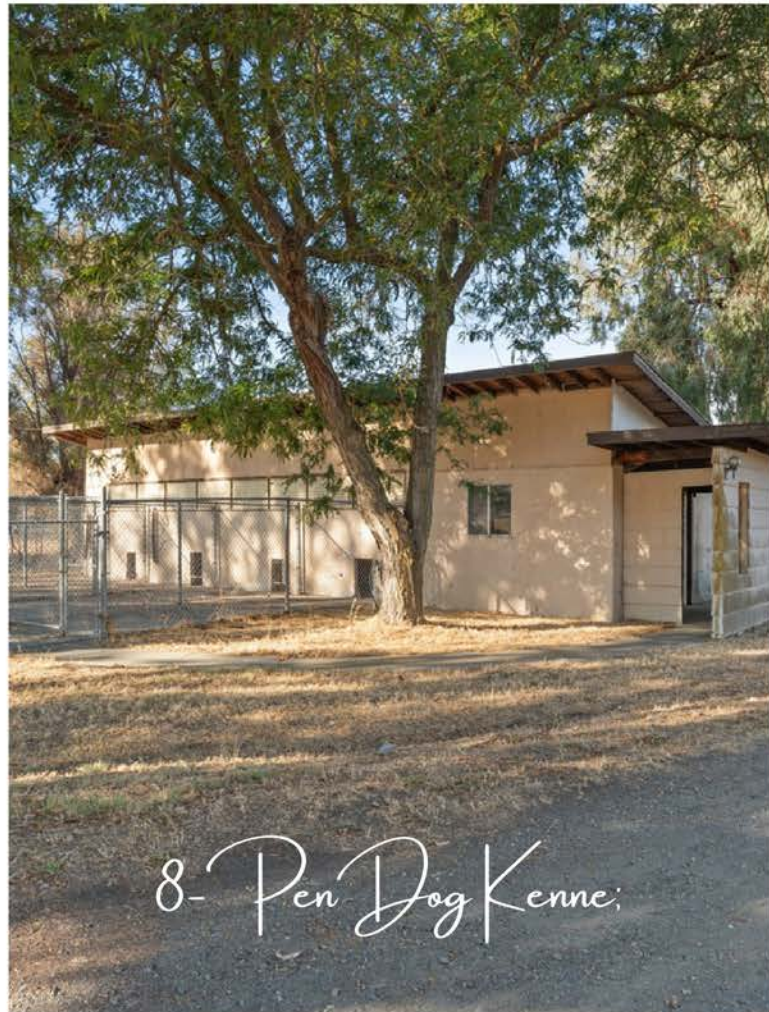




## The Guest Home

- Approximately 20 years old and in pristine condition
- 1,750 sf and two spacious bedrooms with the possibility of a third – The guest bedroom provides an easy option to split
- 2 full bathrooms and laundry room
- The kitchen features a large island with a seating area, an abundance of counter space, and ample storage
- A sliding door off of the dining area provides backyard access and a stunning view
- A separate gated entrance, mailbox, and address make this home a perfect investment property, small business headquarters, or guest home

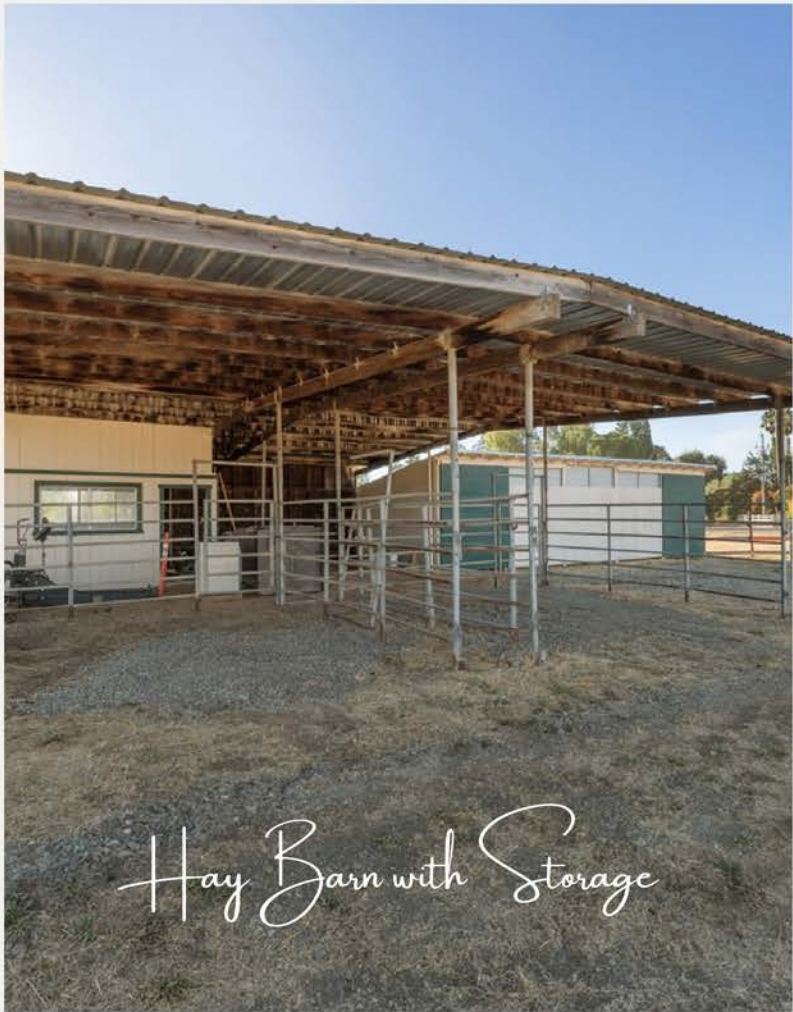
# The Grounds



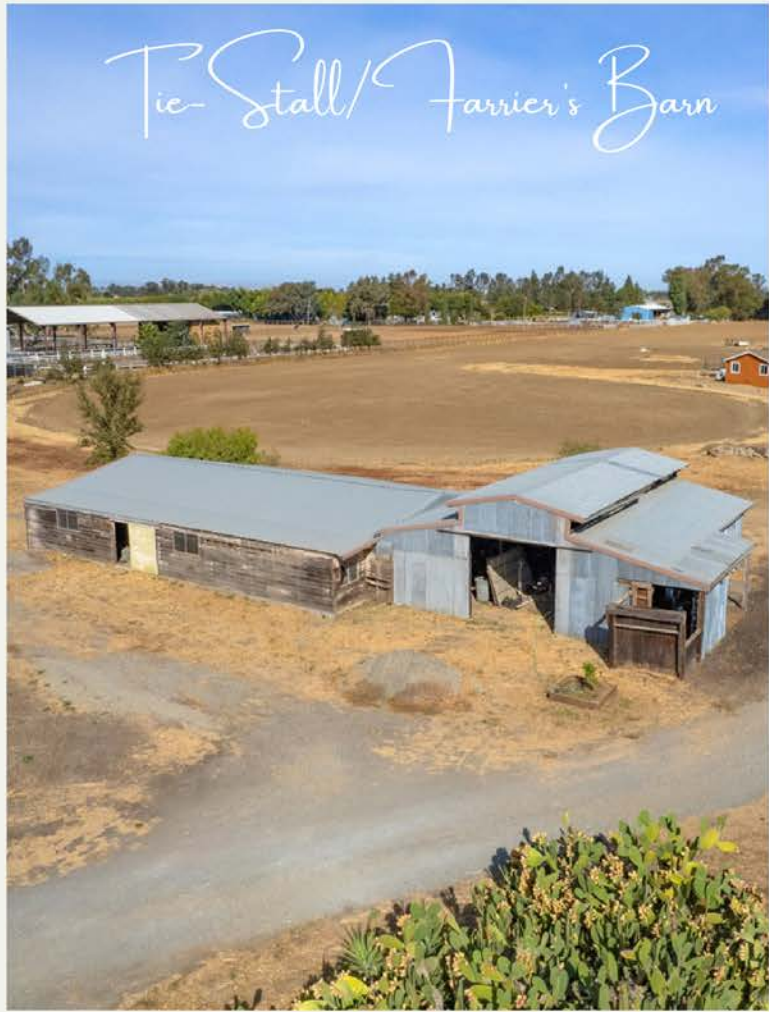


4- Stall Horse Barn with Pasture





Hay Barn with Storage



Tie-Stall/Farrier's Barn



Open Farm Land

# 4,800sf Metal Barn





# A Champion in the Heart of Yolo County Davis, California

- 5 minutes to I80
- 5 minutes to the Yolo County Airport
- 30 minutes to the Sacramento International Airport
- 90 minutes to San Francisco



Minutes from the world-renowned  
UCDAVIS Equine Veterinary Hospital



## UC Davis Ranks First in the Nation in Veterinary Science

- by Trina Wood
- February 26, 2019

The University of California, Davis, School of Veterinary Medicine is ranked number one in the United States for the fifth year in a row in the annual 2019 QS World University subject rankings. The rankings, released Feb. 26, placed the school second globally in Veterinary Science.

"The continued recognition of UC Davis as a world leader in veterinary sciences is a tribute to our outstanding people and programs that advance the health of animals, people, and our planet," said the school's dean, Michael D. Lairmore.

IMAGE HERE

The rankings are prepared by Quacquarelli Symonds, which is considered to be one of the most-widely referenced rankings agencies in the world. The veterinary ranking examines four indicators including academic reputation, reputation with employers, citations per paper, and productivity and impact of professors through a common metric called the h-index.

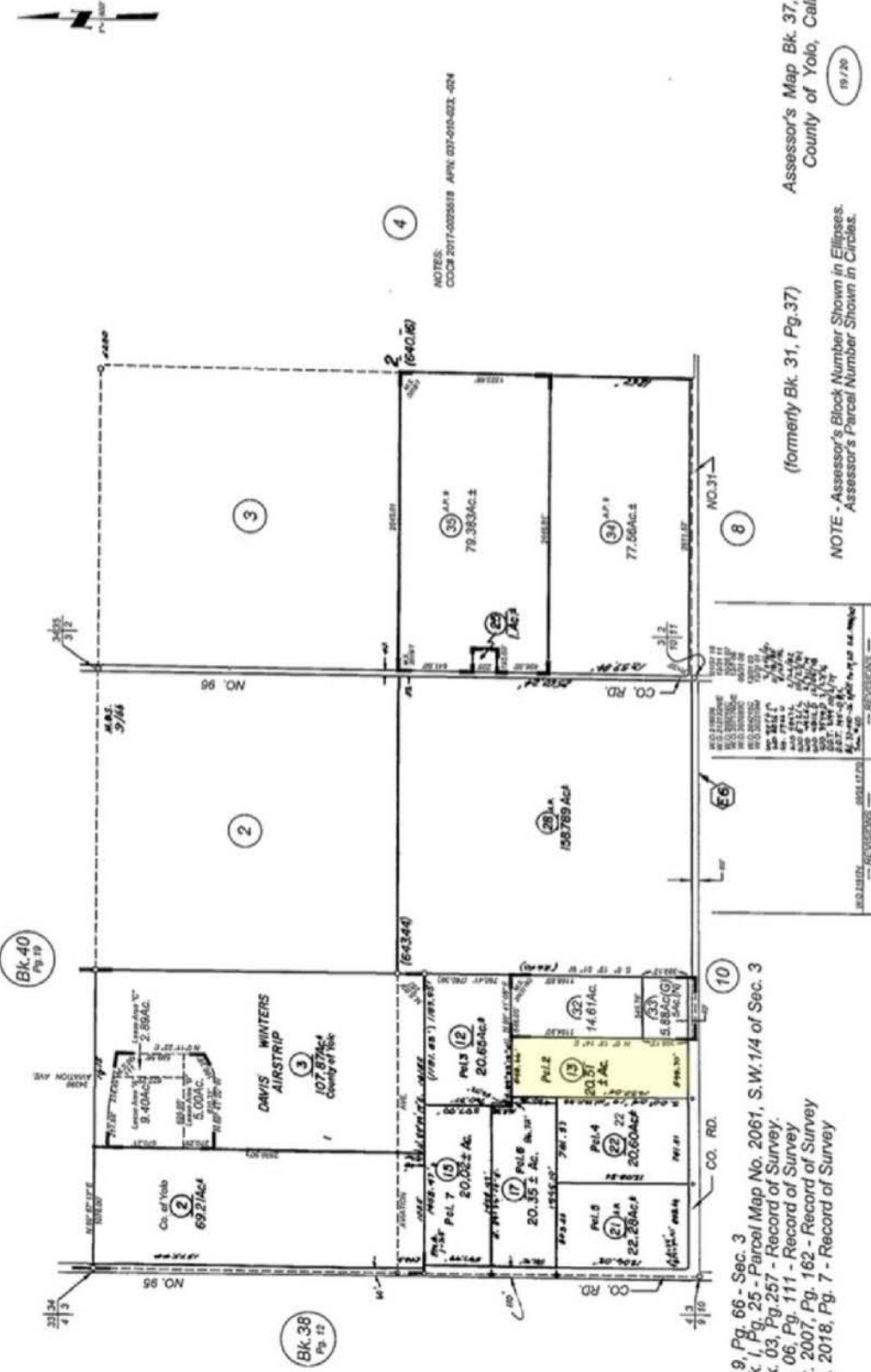
The school has shaped the field of veterinary medicine, developing dynamic veterinary treatments and making key discoveries related to animal, human and environmental health. Experts in dozens of scientific disciplines train future veterinarians and mentor leaders in veterinary practice, education, public health/food safety, research, environmental protection and biotechnology. The school operates a hospital in Davis that treats more than 50K animals a year and has operations in San Diego and Tulare California, the San Juan Islands in Washington, and in central Africa, as well as researchers working in California and across the globe.

# Assessor's Map

37 - 01

CAUTION - These Maps ARE NOT to be used for legal descriptions.

SEC. 3 & S.W.1/4 SEC. 2, T. 8N., R. 1E., M.D.B & M.



NOTES:  
CO#8 2017-002518 APN: 007-010-021 -024

Assessor's Map Bk. 37, Pg. 01  
County of Yolo, Calif.

NOTE - Assessor's Block Number Shown in Ellipses.  
Assessor's Parcel Number Shown in Circles.

19/20

M. & S. 9, Pg. 66 - Sec. 3  
P.M. Bk. 1, Pg. 25 - Parcel Map No. 2061, S.W.1/4 of Sec. 3  
M.S. Bk. 03, Pg. 257 - Record of Survey  
M.S. Bk. 06, Pg. 111 - Record of Survey  
M.S. Bk. 2007, Pg. 162 - Record of Survey  
M.S. Bk. 2018, Pg. 7 - Record of Survey

# Custom Soil Resource Report for Yolo County, California

## BRUKNIS FARM



### Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
HdA	Hillgate loam, moderately deep, 0 to 2 percent slopes	6.2	30.4%
Ms	Myers clay, 0 to 1 percent slopes, MLRA 17	14.2	69.6%
<b>Totals for Area of Interest</b>		<b>20.4</b>	<b>100.0%</b>



## Agent Remarks

“This unique offering will command the attention of all sectors of the rural buying pool. With 20 acres of privacy, the property and building improvements can be adapted to any desire – the sky really IS the limit. Centrally located within 30–60 minutes to major airports, San Francisco, Napa Valley, Sacramento, and minutes from excellent hospitals, shopping, Business 80 and I–5 Freeways, and the world-class Veterinary Hospital at UC Davis. Teresa and I look forward to taking you on a private tour of this first-class luxury country estate!”

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