



Pendleton Farm

AN EQUESTRIAN
COUNTRY ESTATE

35795 Yellowstone Avenue
Davis, California

[TINYURL.COM/35795YELLOWSTONEVIDEO](https://tinyurl.com/35795YELLOWSTONEVIDEO)

Welcome to Pendleton Farm

A stunning equestrian facility located in the coveted Rolling Acres neighborhood of rural west Davis

This nearly 5-acre property is perfect for the serious equestrian or weekend horse enthusiast! Remodeled in 2014, this custom saltbox-designed home boasts 3,189sf of living space and offers many energy-efficient features. Recently updated with a gorgeous kitchen for the skilled home chef and butler's pantry for all your entertainment needs! The elegant block glass exterior walls bring in natural lighting to many rooms in the house accentuating the Marvin brand windows. All views lead to the lush and inviting landscapes surrounding the home and horse facilities. The charming 8-stall barn is every equestrian's dream with fitted mats from Kentucky, newer MD stall doors, and huge paddocks for happy horses. The 120x200' jumping arena is a pleasure to ride in with its sand footing, perimeter trees, and lights. A 2,000sf metal building offers 4 bays to accommodate all your storage needs including vehicles, equipment, hay, and feed. Conveniently situated minutes from the world-renowned UCDAVIS Equine Veterinary Hospital, The Yolo Co Airport, 30 minutes from the Sacramento International Airport, and a quick 90-minute drive from San Francisco



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The Estate

APN: 037-020-046-000

SIZE: 4.72+/- acres

Home Built: 1986

Flood Zone: AE

ZONING: RR-5 [click here for zoning regulations](#)

COUNTY: Yolo

Remodel Completed: 2014

MAIN HOME

- 3,189 sf of living space
- 2 EnSuite bedrooms with a possible 3rd
- 2 Full bathrooms and powder room
- 2 Stories with a loft
- Custom-designed "Salt Box" Architecture
- Glass block walls and automatic skylights
- 48 windows to capture the cool and comfortable Delta Breeze
- Metal roof
- Partial wraparound deck on the front
- Upper deck off of en-suite to backyard
- Second-story exterior stairs

Landscaping

- Stately gated tree-lined entry driveway
- Lush and serene, creating an inviting yet, private outdoor space
- Well-manicured lawns with a plethora of fruit trees and native landscaping
- Charming fenced backyard with multiple iron gates to keep in (or out) critters
- Partially covered Paver stone patio perfect for entertaining or dining al fresco
- In-ground automatic irrigation

The Grounds

Commanding the attention of even the most discerning of equestrian buyers are the facilities and grounds

- Utilities
 - PG&E
 - Propane – rented tank from Suburban
- Water
 - Shared Community Well
 - 50 PSI to the property
 - \$150/month maintenance fee and shared utility costs with other members
 - Totals approximately \$3000/year
- 8-Stall Horse Barn
 - Major remodel in 2017
 - 12'x12' stalls with inter-locking mats
 - Four 12'x24' welded pipe panel paddocks
 - Four wood-fenced paddocks of same size
 - Rubber brick aisleway
 - Large insulated and locking tack room
 - Pine walls, saddle, and bridle racks
 - Tack-up/Wash area with hot/cold water
 - Garden shed with dog kennel area
 - Fly-control system in place
- Two large paddock pastures
 - Front paddock is larger than rear
 - Rear paddock includes a run-in shed
- 120'x200' Jumping Arena with lights
 - Sand footing, elevated for good drainage
 - Irrigated using a water trailer pulled by RTV
- 2000 sf Multi-use metal building with concrete floor
 - 12'x28' Lighted car/boat/equipment port
 - 24'x28' 2-Bay garage/shop lighted and vented with two roll-up doors
 - 24'x28' Lighted hay storage bay with oversized sliding doors
 - Holds approximately 20 tons of hay
 - Plumbed for water and sewer
 - 12'x24' Enclosed shavings bin with overhead door
 - 12'x14' Lighted covered grain area



Interior

- Gorgeous Chef's kitchen was recently remodeled and includes a Butler's Pantry for added convenience
- Features include granite counters, Viking appliances throughout, gorgeous tongue and groove white painted wood ceilings, two dishwashers, and two farm sinks
- The 48" Viking gas range sits center stage with double ovens, six burners, a griddle, and a pot filler
- A 27" Sub Zero refrigerator/freezer blends in seamlessly with the custom cabinetry
- The Butler's Pantry will not be outdone with a 48" side-by-side built-in Viking refrigerator and freezer, a Viking wine cooler with a 150-bottle capacity, and finally, stunning glass-fronted cabinets for china or cookbooks
- Architecturally designed pendant lighting accents the granite-topped island where guests are sure to gather
- Kitchen nook area with views of the front areas of the property. A formal dining area with surrounding windows and French doors offers views of the backyard
- Slate flooring covers most of the home with radiant heating in some locations
- You will be in awe of the tongue-and-groove craftsmanship on walls and ceilings found throughout
- Two cozy sitting areas to enjoy a good book or take in views of the property
- A free-standing NORSE wood-burning stove adds an option for heating the home





- The first-floor guest room suite has a stunning bathroom that features radiant heat tile floors, glass tiles, a large walk-in shower with a block glass wall and pebble floor, and a large jetted soaking tub. This shower even has a faucet designed for dog washing if desired!
- A separate TV room/den can be found next to the guest suite with a beautiful glass block wall
- This country estate wouldn't be complete without a large Mudroom/Laundry Room that provides handy access to the backyard and horse stable - farm sink and ample storage with floor-to-ceiling cabinets







- Upstairs features another primary loft suite with carpet floors, an office area, a small balcony with views of the front of the property
- Its en-suite bath is simply exquisite with a huge walk-in shower with a block glass wall, a large freestanding tub, radiant heat tile floors, and two separate sink and vanity stations
- There are two separate primary closets with full closet organizers in each, sliding glass doors, and a separate TV/office area in the middle with a small refrigerator, TV, and cabinets.
- The upstairs exercise room has cork floors, an automatic skylight, lots of windows, and a door to the back deck and exterior staircase
- There is a bonus room off the exercise room that is fully insulated with automatic skylights – currently used for storage



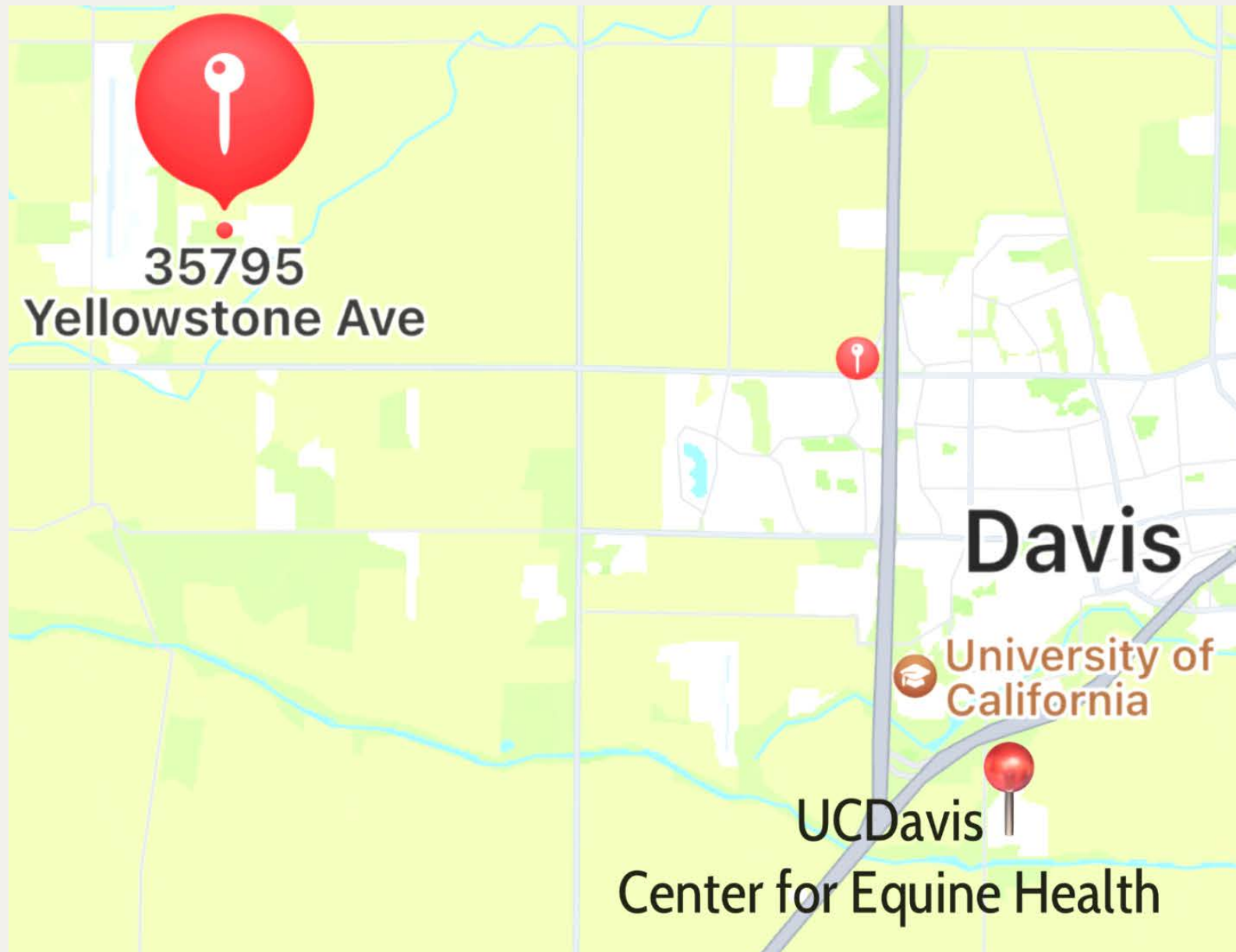






Immaculate Landscaping





A Champion in the Heart of Yolo County Davis, California

- 5 minutes to I80
- 20 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

SunCatcherStudio.com

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.



Agent Remarks

"Pendleton Farm feels like a home, a ranch, a getaway, and a dream. It is breathtakingly beautiful! With 5 secluded acres of privacy, this stunning property is the perfect "forever home". Rolling Acres in west Davis is 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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