

# Cottonwood Ranch Fact Sheet



- 35 acres
- Live water
- Valley & Mountain Views
- Tack room and equestrian fencing
- 5000 SF single floor stucco home with shingle roofing
- 4 Bedrooms
- 4 Baths
- 2 wood burning fireplaces
- Large carpeted living/dining area
- Open kitchen with high-end appliances and gourmet amenities
- Tile floors
- Custom cherry cabinetry
- Master Suite: His and hers walk-in closets
- Master bath: Jacuzzi tub, and enclosed shower
- Private office
- Oversized 3 car garage with a separate workshop/studio
- Outdoor Decking
- Landscape irrigation system
- Private access to hiking and horseback trails and 126 miles of National Forest land

***\$995,000.00 – Turn-key***

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