



CONCIERGE REAL ESTATE SERVICES, INC.

4989 Highway 140, Mariposa CA 95338 (209) 742-4580 BRE #01221746

4063 Triangle Rd., Mariposa, CA 95338

Property Improvements:

- 6300 sq feet Main House
- Guesthouse (New) Carport
- Restored 5600 sq ft. LIGHTED STORAGE BARN WITH CONCRETE FLOORS
- 10 stall covered, lighted & watered horse corral
- Chapel
- Winery Building
- Apartment over winery

Ranch Capital Improvements:

- 8000 GALLON FIRE SUPPRESSION SYSTEM, INCLUDING a 5 HP HIGH PRESSURE PUMP
- Pump station producing 150 gallons per minute to two 10,000 storage tanks with filtered outlet AG water
- Four (4) producing water wells to service the house, the fire system the winery building and APARTMENT ABOVE THE WINERY!!
- Huge swimming pool
- Solar powered electric gate system
- Automatic sprinkler systems on the main house, the winery and Chapel
- Approximately 6 miles of 6 strand wire, electrified perimeter fencing.
- Wine cellar with temp controls and above all remember that the house has..
- 3 phase power to Winery
- 1 mile paved entrance road