

BROCHURE

20250 Black Bass Pass Road, Lower Lake CA

Nor  Cal
Vineyards
Invest Wisely

20250 Black Bass Pass Road



COMPASS

2024



Property Description

Discover a stunning custom-built 4-bedroom, 2 1/2-bath home spanning 3,353 square feet, nestled on nearly 40 private acres. This exquisite equestrian/farm property offers dramatic sweeping views, guest home, custom pool and hot tub, oversized garage and shop, luxurious interior features, including hardwood floors, custom tile work in the formal dining room and kitchen, including granite countertops with soapstone backsplash, and tons of storage space. Soft-close drawers and cabinets add a touch of sophistication and convenience throughout the home. The primary bedroom has a soaking tub with a panoramic view of the valley and mountain range backdrop of natural beauty.



Property Description Cont.

Step outside to be captivated by breathtaking panoramic views that stretch across the horizon, providing an ever-changingThis property is a true equestrian dream, meticulously designed with a professional-grade horse area that includes white cross fencing, a spacious horse arena, well-maintained horse shelters, a dedicated tack room, and livestock pens. With trails around the property for horseback riding, hiking and other great outdoor activities. The expansive grounds have endless possibilities for further development, making it ideal for those looking to expand or enhance their ranching vision.



Property Details

- Well Water
- Septic
- PG&E County
- ADU Unit
- Detached Shop
- In Ground Pool
- Jetted Spa
- Roof Fire Sprinklers
- Horse Arena/ Horse Stalls
- Horse Back Riding Trails
- Tact Room
- Wood Shed
- Tax rate is 1.125% of purchase price



ADU/Guest Home

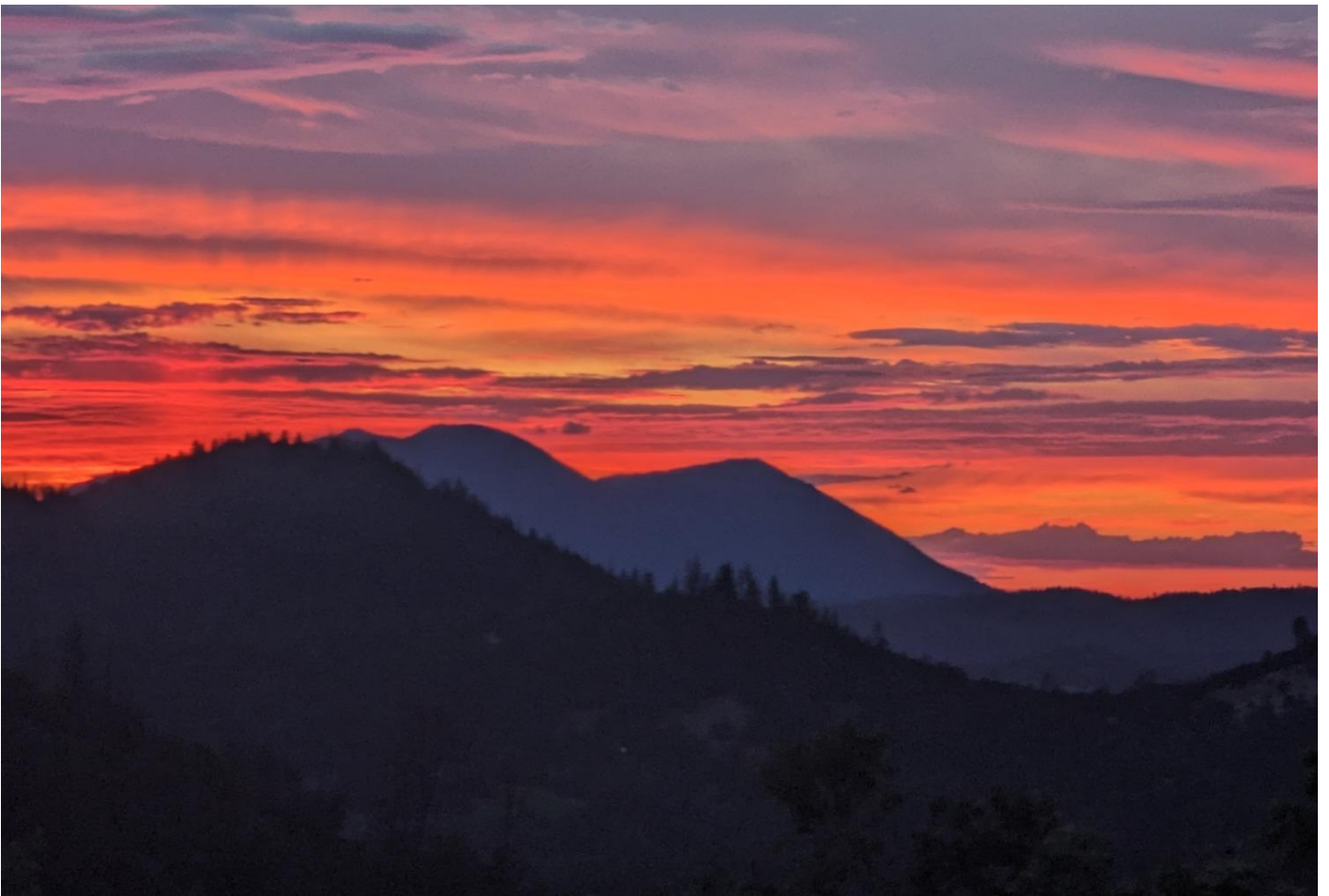


Professional Horse Areana



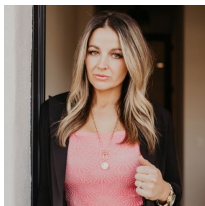
Black Bass Pass Plot Map





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