

Falstaff Ranch
4780 Falstaff Rd
Greenwood, CA 95635

\$635,000
8.220± Acres
El Dorado County



Falstaff Ranch
Greenwood, CA / El Dorado County

SUMMARY

Address

4780 Falstaff Rd

City, State Zip

Greenwood, CA 95635

County

El Dorado County

Type

Horse Property, Single Family

Latitude / Longitude

38.922223 / -120.889299

Dwelling Square Feet

2152

Bedrooms / Bathrooms

3 / 2

Acreage

8.220

Price

\$635,000

Property Website

<https://www.landleader.com/property/falstaff-ranch-el-dorado-california/65496>



PROPERTY DESCRIPTION

Welcome to this stunning 8.22-acre equestrian estate, offering a perfect blend of modern comfort and rural charm. Tailored for horse lovers, the property is cross-fenced, with a round pen, hay storage barn, and a shop for tack and tools. Covered RV parking adds extra convenience. The lovely remodeled 3-bedroom, 2-bath home is designed for modern living. Each room has mini-splits for personalized climate control, while new dual-pane windows enhance energy efficiency. The kitchen boasts quartz countertops and new appliances, ideal for entertaining and daily use. Outside, mature trees and open pastures provide a tranquil setting, while the proximity to town offers easy access to shopping, dining, and recreational activities. Additional features like a well-maintained septic system and ample water storage ensure practical living. This equestrian property is a rare find, combining quality horse facilities with a beautifully updated home offering the perfect country lifestyle! Recreational opportunities include Greenwood Lake, fishing, rafting, a private airport, and many equestrian trails along the South Fork of the American River. Close to Rubicon! 1 hour to Sacramento.

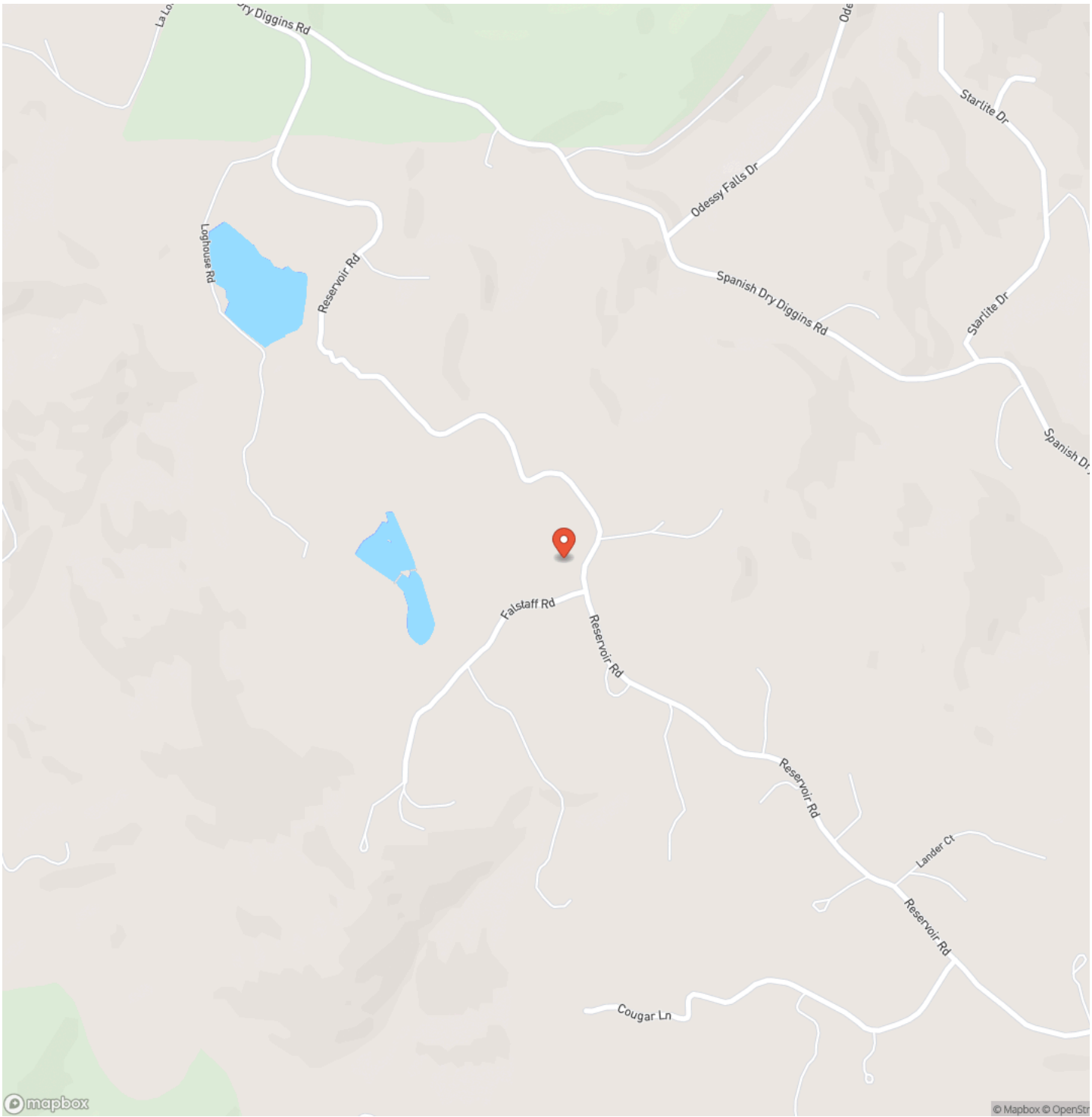
Property Highlights:

- 8.22 Acres
- El Dorado County
- 2152 Spacious Home with 3-bedroom 2 bath
- Newly remodeled throughout
- New Windows
- New Bathrooms
- New Kitchen
- Horse barn with power
- Hay storage
- Shop with 220power
- Tack Room
- Fenced and Cross-Fenced
- Round Pen
- Close to Greenwood Lake
- Miles of riding trails, fishing, swimming, hiking
- Close to Private Airport
- Only 1 hour to Sacramento

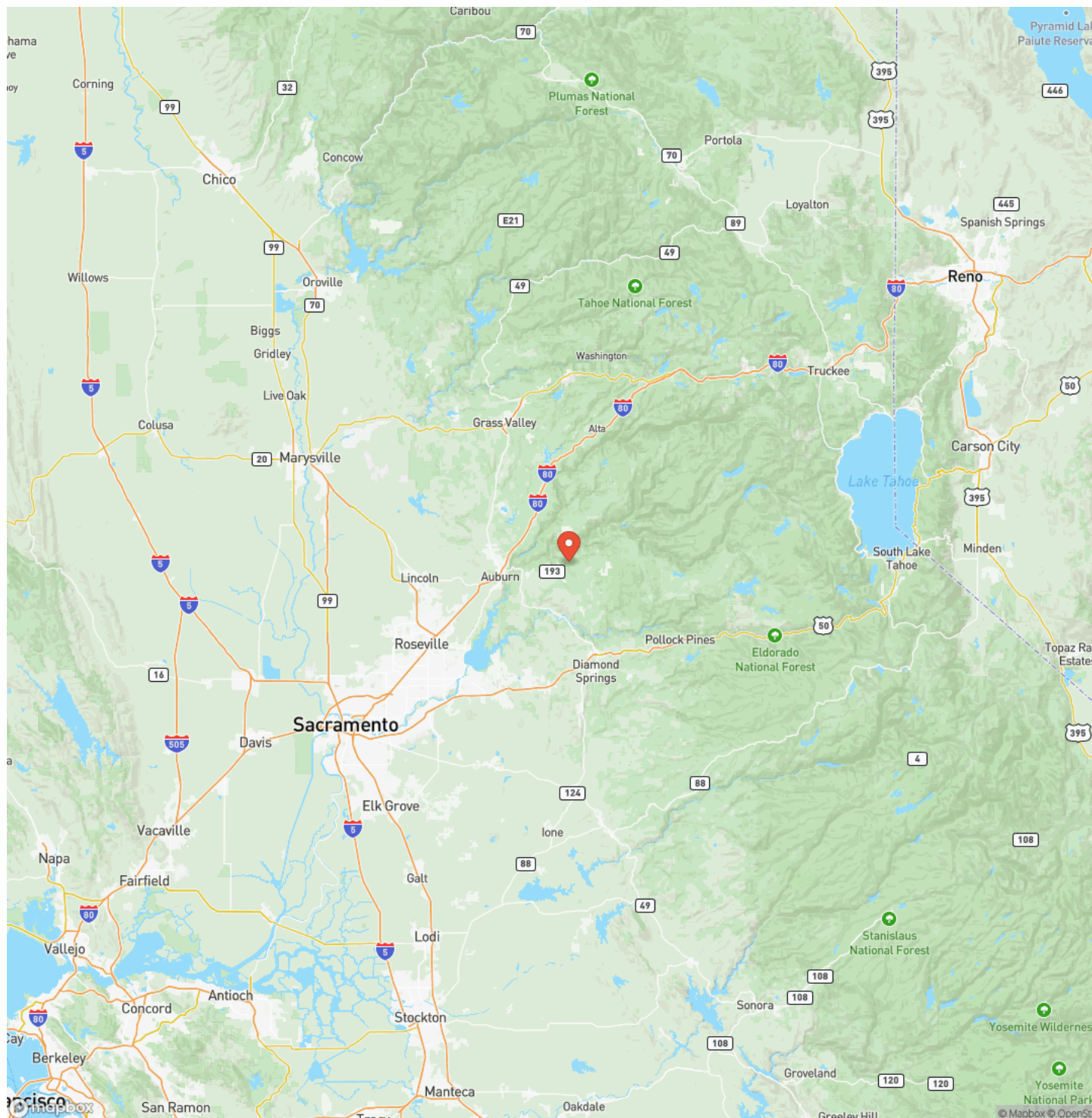
Falstaff Ranch
Greenwood, CA / El Dorado County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Ed Perry

Mobile

(916) 517-9969

Email

outdoorprop@yahoo.com

Address

707 Merchant Street

City / State / Zip

Vacaville, CA 95688

NOTES

[illegible]

[illegible]

californiaoutdoorproperties.com

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



California Outdoor Properties, Inc
Serving California
Vacaville, CA 95688
(707) 455-4444
californiaoutdoorproperties.com

