

COMPASS



Carmel
1 Valley Hills Lane

About this property

Welcome to Spencer River Ranch! This idyllic 20-acre horse property is located in arguably the best weather pocket in Carmel Valley and is set-up for its next owner to entertain or kick back and enjoy the good life. With 7-flat acres, horses and cattle graze comfortably in irrigated pastures fed by a productive well with three 3,000-gallon storage tanks. A round-pen, four paddocks, and three fenced pastures are available for your equestrian needs.

The 7,700 sq/ft main barn was remodeled in 2008 and converted into an entertainer's haven. Enjoy playing pool and ping pong with the entire family or choose your favorite saddle for your daily ride. The main barn also includes three apartments with a separate entrance for rental income or family use: 3br/2ba, 1br/1ba, and studio. The 1,600 sq/ft equipment barn, newly constructed in 2008, houses all ranch vehicles and feed. A propane generator backs up both structures. As you make your way through the property, please don't miss the garden with two tree swings and meandering paths, mountainside hiking trails, river rock fire pit, playground, and Carmel River frontage for summer swims and fishing.

MAIN BARN
5 Bedrooms / 4 Full
Bathrooms / 1 Half Bathroom

MAIN BARN SQ. FT.
7,748 Square Feet

EQUIPMENT BARN SQ. FT.
1,629 Square Feet

OTHER STRUCTURES
Pump Shed: 47 Square Feet
Generator Shed: 73 Square Feet

LOT SQ. FT. / ACRE
890,366 Square Feet / 20.44 Acres

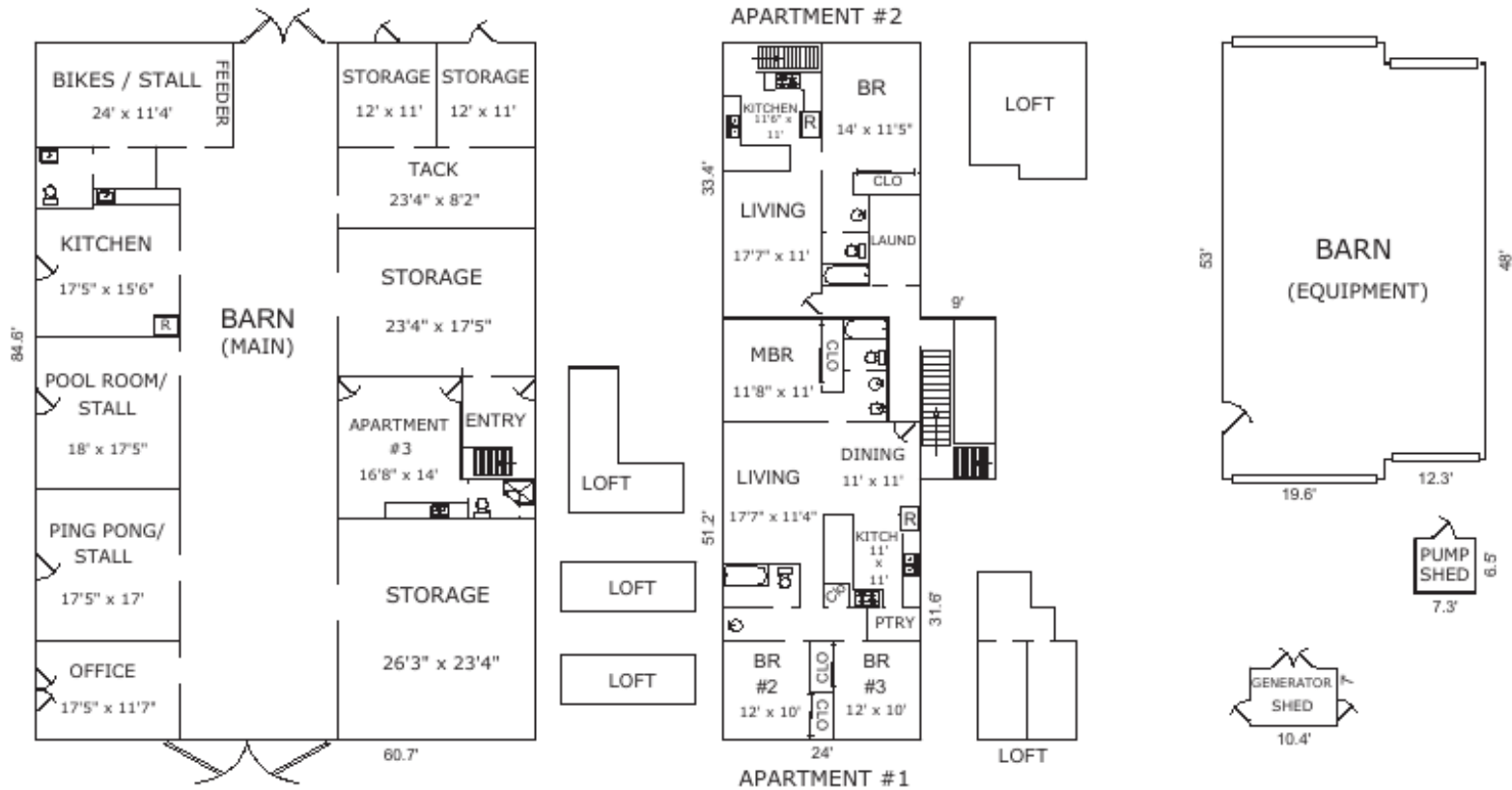
We look forward to welcoming you and hope you decide to stay awhile!

1 Valley Hills Lane



5 BD 4.5 BR \$2,750,000

1 VALLEY HILLS LANE, CARMEL, CA 93923



AREA CALCULATIONS (approximate)

Apartment #1:	1,176sf
Apartment #2:	685
Apartment #3:	302
Common Areas:	454
Net Livable Area:	2,617sf

Barn (Main):	5,131
Barn (Equipment):	1,629
Pump Shed:	47
Generator Shed:	73

APARTMENTS

Apartment #1: 1,176 Square Feet, 3 Bedrooms / 2 Full Bathrooms

Apartment #2: 685 Square Feet, 1 Bedrooms / 1 Full Bathroom

Apartment #3: 302 Square Feet, Studio / 1 Full Bathroom

Common Areas: 454 Square Feet, Laundry Room

ADDITIONAL PROPERTY INFO

Well served by three, 3,000-gallon water storage tanks with generator back-up

Tack-room, round-pen, four paddocks, and three fenced and irrigated pastures

Garden, grow boxes, hiking trails, fire pit, playground, and Carmel River frontage

Billiard and table tennis rooms



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