



## San Joaquin Wine Country

### Caretakers Abode

Designed for extended personal use or caretaker, this lovely home adds exceptional versatility to the estate or as an investment. Welcome to: [SanJoaquinWineCountryEstate.com/11055](http://SanJoaquinWineCountryEstate.com/11055)

Can also be purchased with adjacent parcel: 11039 N State Route 88 for \$5,500,000.

**11055 N State Route 88, Stockton**  
**Offered at \$1,500,000**



Garden facing family room.



Generous master suite.

### Conveniently Situated

- Between Stockton and Lodi
- In verdant farmland
- On the Lodi Wine Trail
- Near miles of waterways
- Country living with easy access to town.
- Surrounded by orchards
- Abundant birds and wildlife
- Exceptional hiking, biking water and wind sports.

### In the heart of America's Bread Basket.

Rare opportunity to own a small parcel with mature orchards and growth potential in the heart of America's Bread Basket. Experience seasonal beauty living amongst the lush orchards with room to garden, raise chickens and pets! This sweet family home is practically situated midpoint and equally accessible to Stockton and Lodi.

Surrounded by miles of water ways, wineries, bike trails, diverse restaurants and farmers markets full of locally grown produce, enjoy a lifestyle that will entertain you for years to come. Quick day trips to ski country or a San Francisco shopping spree are easily accomplished from this central location while simultaneously enjoying the quietude of country living.

Orchards can be turnkey with the existing contract or you may prefer to take over production by inheriting a cash crop of Chandler walnuts.







Well designed kitchen.



Luxurious master bath.

### Generous acreage, quality living.

Originally designed as the caretaker's home for the adjacent luxury home the generous lot and large designer barn provides a quality country lifestyle whether combined with or separate from the adjacent home.

Tree lined, large lawns with a covered patio provide seamless indoor/outdoor living. Granite kitchen island with wine storage and bar seating creates the entertainment hub in the homes gathering place. Open living and dining room with French doors onto the west facing patio provide a comfortable indoor/outdoor lifestyle for year-round enjoyment.

This parcel can be purchased alone or in conjunction with adjacent 11039 N State Route 88, approximately 8523 square foot custom luxury home designed and built to last for generations to come. Parcels can be purchased separately or combined for \$5,500,000.

### Home, sweet home.

- Approx 11.5 Acres
- Approx 1890 Sq Ft Home
- 3 Bed / 2 Bath
- Covered Patio
- Domestic and Ag Well
- Huge Designer Barn
- Purchased solo: \$1,500,000
- Purchased with 11039 N State Route 88: \$5,500,000.





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