

# 17490 N BRUELLA ROAD, VICTOR, CA 95253

**17490 N Bruella Road**  
**Victor, CA 95253**

**\$1,790,000 (For Sale)**

Number of Units: 4    Type: Multi-Unit Residential



Listing #221060111

Very Rare Agricultural Parcel with four detached homes. Approximately 13 acres of Cabernet Sauvignon. Homes have strong rental history. Desirable small town setting. Next to Elementary School. Steady income and Vineyard revenue. Class one and two soils. Ag Well. Grapes contracted. Listing includes 4 separate APN's. and 4 homes with separate addresses. Call Broker for information.

## Property Features

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## Location Information

**County:** San Joaquin

**MLS Area:** 20903

**Cross Street:** 3RD ST

**Census Tract:** 0.00

**Latitude:** 38.140926

**Longitude:** -121.202958

**Directions:** On Bruella north of Victor Road

## Interior Features

**Heating:** Varies by Unit

**Cooling:** Varies by Unit

**Floors:** Varies by Unit

**Additional Equipment:** Varies by Unit

**Disabled Features:** Varies By Unit

**Number of 1 Bedroom Units:** 0

**Number of 2 Bedroom Units:** 4

**Number of 3 Bedroom Units:** 0

**Number of Studios:** 0

**Tenant Pays:** Electricity, Gas, Trash Collection, Insurance, Water

**Unit 1 Features:** Bedrooms: 2, Full Baths: 2, Half Baths: 0

**Unit 2 Features:** Bedrooms: 2, Full Baths: 2, Half Baths: 0

**Unit 3 Features:** Bedrooms: 2, Full Baths: 2, Half Baths: 0

**Unit 4 Features:** Bedrooms: 2, Full Baths: 1, Half Baths: 0

**Total Number of Units:** 4

## Exterior Features

**Style:** Vintage

**Stories:** 1

**Construction:** Frame

**Exterior:** Yard Space

**Roof:** Composition

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**Parking Description:** Other

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**Lot Size in Acres:** 14.41

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**Lot Size in Sq. Ft.:** 627, 700

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**Zoning:** R-R/Ag

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**Buildings:** 6

School

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**School District:** San Joaquin

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**Elementary School:** Lodi Unified

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**Jr. High School:** Lodi Unified

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**High School:** Lodi Unified

Additional Information

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**Property Type:** RI

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**Property Subtype:** Quadruplex

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**Year Built:** 0

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**APN:** 151-120-07

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**Status:** Active

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**Special Listing Conditions:** None

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**HOA Fee:** 0

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**Miscellaneous Desc:** Yard Space

Listing Agent: Nicole Gross  
Bokides-Hesselstine Real Estate  
(209) 649-3808

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