

CHURN CREEK ESTATE

A luxury equestrian estate in Churn Creek Bottom

5521 Churn Creek Road, Redding, California

Offered at \$1,385,000

THE PROPERTY AT A GLANCE

- 23± acres of irrigated equestrian land, five minutes from downtown Redding
- Luxury Mediterranean main residence — 4,284 sq ft, two independent living levels, two full kitchens, European courtyard, kidney-shaped pool
- Turnkey equestrian facility — up to nine matted stalls across three lighted barns, foaling stall, vet room, riding arena, round pen
- Six fenced and cross-fenced fields — 12 acres irrigated pasture, 4 acres shaded dry lots
- Private well at approximately 23 GPM, plus established ACID district irrigation rights, April through October
- Two covered hay barns; hay and equipment yard steps from the main barn
- Fully fenced garden with excellent soil and water service
- No HOA — groceries 5 minutes; two hospitals and Redding Regional Airport 10 minutes; direct I-5 access

ARRIVAL

The Approach

A 16-foot entry gate opens to a 1,000-foot private drive lined with mature heritage oaks, white three-rail fencing tracing acres of lush green irrigated pasture.

The approach announces Churn Creek Estate before a single building comes into view.

THE RESIDENCE

A Mediterranean Main House

4,284

SQUARE FEET

2

INDEPENDENT LEVELS

2

FULL KITCHENS

The Mediterranean main house offers two fully independent living levels — suited to multigenerational living, long-term guests, or a private owner's level above an entertaining level below.

The upstairs kitchen is the inspiring one: pastoral views over the property, a five-burner gas stove, gas oven, convection and microwave oven, dishwasher, disposal, generous workspace and storage, and an adjoining dining room. Downstairs, a second full kitchen keeps the lower level genuinely independent — freestanding gas stove, full-size refrigerator, and sink — with a full-size laundry room beside it.

The home opens to a European courtyard anchored by a kidney-shaped leisure pool. The pool house fronts the courtyard with full glass doors and includes a stove and refrigerator — serving the pool, the courtyard, and however you imagine it: entertaining pavilion, art studio, summer kitchen. Guest quarters open onto the courtyard through three sets of glass doors. Gas heat and gas cooking throughout.

Climate comfort is layered: a newly installed three-zone mini split system with two new compressors serves the upper level, central air conditioning serves the main level, and ceiling fans with a fully operational whole-house duct fan system support both.

A Turnkey Equine Operation

Nine stalls with runs across three fully matted and lighted barns, a foaling stall, vet room, riding arena, and round pen — the barn a minute or less from your door.

Main Gambrel Barn

Four stalls, each with a sizeable run. One run opens directly into the arena; one stall opens into a pen shaded by heritage oaks and walnut trees. Dedicated grain and vet room with hot and cold running water and cabinetry. Adjoining stall converts to a 24' x 12' foaling or layup stall. Water troughs throughout. Fully matted, lighted.

Creekside Barn

12' x 36' with multiple doors, shaded by mature heritage oaks, connecting directly to the arena and round pen. Flexible configuration — three stalls, or two stalls with two runs and a dedicated hay room. Fully matted, lighted. Historically the weaning barn.

Riding Arena

Connects to both the main Gambrel barn and the creekside barn.

Two Covered Hay Barns

One near the main compound, one near the RV site serving the creekside barn.

Two-Stall Barn

Two stalls with large runs, fully matted and lighted, with direct access to dry lot fields shaded by mature heritage oaks.

Run-In Barn

Field shelter in the large pasture closest to the house, for horses that live out.

Round Pen

Directly behind the arena, connected to the creekside barn.

Hay & Equipment Yard

A dedicated fenced area beside the two-stall barn, fifteen steps from the main barn. Hay, shavings, and equipment stay steps from the stalls.

The layout works as a complete system — six fenced and cross-fenced fields, four barns, arena, and round pen, all hot-wired and connected by a well-planned gate system. Nobody who designed this layout was guessing.

Water Independence

A productive 23 GPM private well plus established ACID district irrigation rights are the foundation of Churn Creek Estate's year-round green pasture.

Fields

Six fenced and cross-fenced fields with 12 acres of irrigated pasture and 4 acres of dry lots shaded by mature heritage oaks. Suited to turnout, rotation, separation, socialization, or conditioning. The fields and creek corridor support abundant local wildlife — deer, waterfowl, and native birds are a daily presence.

Well

Private well producing approximately 23 GPM, supplying all household water, landscape irrigation, horse troughs, and all barn water services throughout the property.

Fencing

Horse fencing with hot wire throughout, connected by a well-planned gate system. A turnkey equine facility where every animal has the room its species is designed for.

District Irrigation

ACID Shasta County district irrigation at approximately \$1,000 per year, April through October, every other week. Established rights supporting year-round green pasture — a genuine rarity in the North State.

Garden

Fully fenced garden area with excellent soil and dedicated water service — well suited to vegetables, herbs, orchard plantings, and supplemental forage.

Well House

10' x 10', painted to match the residence, with a portable generator dedicated to water service through any power outage — 220V and 110V capacity, also serving for welding.

ADDITIONAL IMPROVEMENTS

Ranch Shop & RV Site

- **Ranch Shop** — four-bay garage with tile roof at the front of the property.
- **RV Site** — 30-amp electric and water at the pad, plus RV dump station at the barn.
- **No HOA** — no dues, no design review, no restrictions.

LOCATION

Five Minutes From Everything

- 5 minutes to groceries and downtown Redding — a downtown in active redevelopment with new restaurants, including an Italian kitchen led by a Michelin one-star chef.
- 10 minutes to two hospitals and Redding Regional Airport — daily nonstop commercial flights to San Francisco, Los Angeles, Denver, and Seattle, quiet enough that you will not hear them from the property.
- Tractor Supply minutes away — the errands of horse keeping stay easy here.
- Direct I-5 corridor access — connecting San Francisco to the south and the Pacific Northwest beyond.
- Recreation in every direction — Lake Shasta and Whiskeytown water, hiking and riding trails, and skiing on Mt. Shasta.

WHY REDDING, WHY NOW

A Growing Regional Hub

Redding sits at the midpoint of the I-5 corridor between the Bay Area and southern Oregon — a growing regional hub with real infrastructure: daily nonstop commercial flights to San Francisco, Los Angeles, Denver, and Seattle, a redeveloping downtown, abundant water, and a landscape of lakes, trails, and mountains that coastal California pays multiples for.

Churn Creek Estate sits in Churn Creek Bottom — one of Redding's most established and sought-after rural corridors. For the equestrian buyer relocating from Marin, Sonoma, Orange County, or San Diego, this is what money can no longer buy on the coast: a complete luxury equestrian estate with water independence, a genuine Mediterranean residence, mature heritage oak canopy, lush irrigated pastures, a creek corridor alive with wildlife, and excellent soil for garden and pasture — at a fraction of the coastal price, in a community whose trajectory points up.

THE OFFERING

Churn Creek Estate

5521 Churn Creek Road, Redding, California

\$1,385,000

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Listed with Josh Barker Real Estate