



A CLOSER LOOK

# CHURN CREEK ESTATE

*The Home • The Land • The Life*

5521 Churn Creek Road, Redding, California

23± Private Acres | Offered at \$1,385,000

ChurnCreekEstate.com | (415) 847-0014

*Live Well. Live Your Way.*

23± private acres in Churn Creek Bottom, just outside Redding city limits — more privacy, more beauty, more room for family and animals, and more freedom to shape everyday life around the things you enjoy.

23±

PRIVATE ACRES

4,284

SQ. FT. RESIDENCE

1,000'

GATED PRIVATE DRIVE

## THE RESIDENCE

# A Home for Living Well

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At the heart of the estate is an approximately 4,284 sq. ft. Mediterranean residence with two complete living levels. Each has its own full kitchen, two bathrooms, laundry, generous living room and beautiful fireplace.

Family and friends can gather for dinner and still have spaces of their own. Children, parents, grandparents and guests can be close while everyone enjoys privacy, independence and their own brand of quiet.



*Nearly every window is a view of irrigated pasture, heritage oaks, animals or open sky.*

The main-level entrance opens into a private European-style courtyard with swimming pool and an approximately 500+ sq. ft. pool house with kitchen, bath, heat and A/C.

An approximately 400 sq. ft. dedicated private office with its own exterior entrance and excellent internet makes working from home easy. At the end of the day, close the leaded glass doors and you're home.



Just beyond the upstairs office, less than a minute from the house, is the main Gambrel barn. Above it is an approximately 450 sq. ft. one-bedroom space with kitchen, bath, heat, and A/C. These additional spaces offer possibilities for extended family, guests, an au pair, hobbies, a studio, gym or whatever fits your life.

A four-car garage is currently enjoyed as a large workshop, with additional laundry and abundant room for equipment, storage and projects.

#### THE LAND & ANIMALS

## Your Animals Live Here, Too

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Horses in the pasture outside your windows. Dogs following you between the house and barn. A cat stretched out in the courtyard sunshine. Chickens near the garden, if that's part of your life. Animals fit naturally into the rhythm of Churn Creek Estate.



The current owner operated a horse breeding program here for years. Three fully matted and lighted barns provide up to nine stalls with runs, including a foaling/layup stall and vet/grain room with hot and cold water. A separate run-in barn sits in the pasture closest to the house.

The riding arena connects with the main horse facilities and round pen. Two covered hay barns, equipment areas and six fenced and cross-fenced fields create a practical setup for everyday care. Approximately 14 acres of irrigated pasture provide grazing, complemented by approximately four acres of summer dry lot shaded by mature heritage oaks.



BARN COMPLEX, ARENA & ROUND PEN

Around the perimeter of the irrigated pastures is a broad road and riding track, at least as large as a racetrack — a wonderful way to keep horses legged up and start the day out right. Redding also offers excellent veterinary and farrier resources for horses and companion animals, including advanced diagnostic and surgical care.

*Here, your animals aren't an activity you schedule. They're simply part of home.*

# Good Land. Good Water. Wonderful Possibilities.

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## Private Well

A productive private well producing approximately 23 GPM supplies the residence, barns, troughs and property needs with great-tasting water.

## Garden & Orchard

A fenced garden has dedicated water service, and established fruit trees bring cherries in spring, mulberries in summer, Fuji apples and plums.

## ACID Irrigation

Established ACID irrigation provides seasonal irrigation approximately April through October, supporting approximately 14 acres of green pasture through the Northern California summer.

## Everyday Abundance

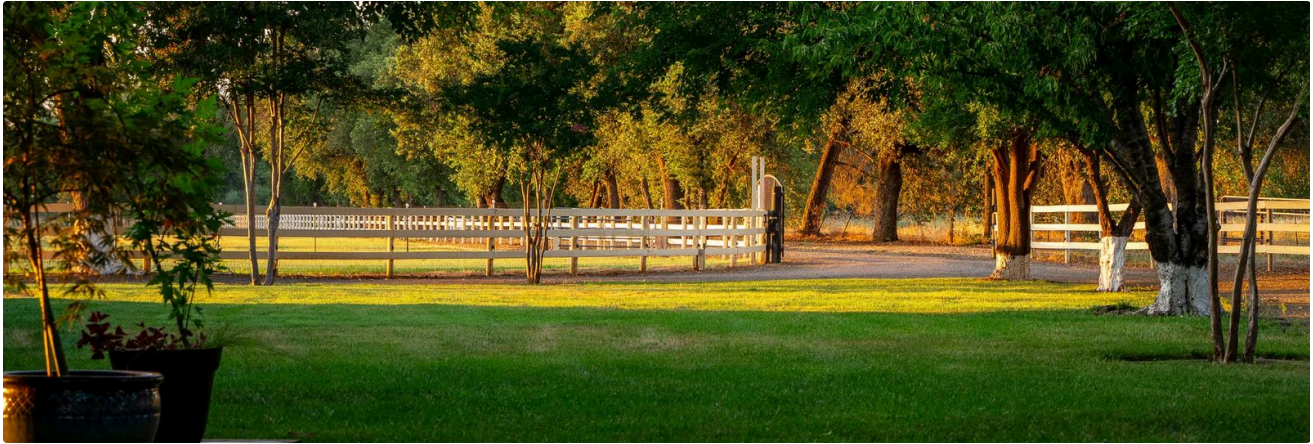
Grow vegetables. Gather fresh eggs. Keep horses on pasture. Pick fruit from your own trees. Or simply enjoy looking out across green fields that belong to you.

*And pick the fruit before the magpies do.*

#### LOCATION

## Privacy With Redding at Your Fingertips

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The approximately 1,000-foot gated drive carries you through pasture and heritage oaks to a home that feels distinctly your own. Costco, Safeway, Save Mart and locally loved Holiday Market are approximately 3–10 minutes away. Two major hospitals and Redding Regional Airport are approximately 10 minutes from the estate, with easy access to I-5 — mornings can begin at the barn and evenings around the pool, with dinner, shopping, healthcare and the airport all close by.

*And when you come home, 23 private acres are waiting behind the gate.*

# Redding May Surprise You

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For those considering a home in the Redding area, Redding deserves a closer look. Livability recognized Redding among America's Best Places to Live in both 2025 and 2026.

Families have meaningful educational choices, including University Preparatory School (U-Prep), a public charter school serving grades 6–12 with university-preparatory academics, visual and performing arts and athletics, and Redding School of the Arts, with an arts-centered program and flexible learning pathways. For young people interested in agriculture and animals, the area also offers opportunities through FFA and high school rodeo — hands-on experience with livestock, leadership and responsibility, and an active Western community.

*Here, acreage can be more than the setting children grow up in. It can become part of how they grow up.*

Lake Shasta, Whiskeytown, the Sacramento River, riding and hiking trails and Northern California's mountains put another kind of life within easy reach. A boat on Lake Shasta or an afternoon fishing in the Sacramento River doesn't have to wait for vacation — it can simply be part of your weekend.

2025 & '26

AMERICA'S BEST PLACES TO LIVE

6–12

GRADES SERVED, U-PREP

~10 min

TO AIRPORT & HOSPITALS

A PERSONAL NOTE

# A Life Well Lived

You've worked hard to build a life of your own. Churn Creek Estate gives you a beautiful place to live it, with room for the people, animals and things you love.

After 18 years here, I know there are things about this property that photographs and a fact sheet simply can't show you: how the land feels in the morning, how naturally the house accommodates different people and different lives, how close everything really is, and how easy it is to make this place your own.

If Churn Creek Estate feels like it might fit the life you have in mind, call me. I'd be delighted to tell you more and, if it's the right fit, welcome you here for a private showing.

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Lisa Monticelli, Owner

(415) 847-0014 | [ChurnCreekEstate.com](http://ChurnCreekEstate.com) | [lisamonticelli777@gmail.com](mailto:lisamonticelli777@gmail.com)

Private showings by appointment. Proof of funds or lender pre-approval required prior to scheduling. Documentation may be emailed to [lisamonticelli777@gmail.com](mailto:lisamonticelli777@gmail.com).

Seller-provided information is believed accurate but is not guaranteed. Buyer is advised to independently verify all information material to Buyer's purchase and intended use. Seller disclosures and supporting property documentation will be provided as part of the transaction.