

## **A Gardener's Treasure Beyond Measure!**

Why? The property faces southwest, the site is gently sloping, well drained and was once a chicken farm.

The soils are like cake mix, rich loam over gravel and rock. Some areas have lain under leaf litter or turf for centuries. Soil husbandry is still practiced here. My compost is heavenly.

The local climate is moderate and becoming milder. The Zone rating of 8a has been acting lately more like 9a allowing many tender plants to reach flowering size. The Washingtonia palm is a prime example.

This is an established garden featuring many trees, shrubs and perennials. This is a modern garden featuring the new summer drought tolerant plants that people need to be using.

This place works in harmony with nature. Unlike other gardens, weeds, grasses and natives are all allowed a place. The diversity of bird and wildlife is outstanding.

This property has changed hands only a few times in its entire history. This is a lifetime opportunity gardeners –

I know it! I lived it!

**It has to be you!**