

A Peardale & Chicago Park gem of an Opportunity!!

16402 Colfax Hwy, Grass Valley, CA 95945

List Price: \$550,000

Single Story, Built in 1978, extensively upgraded with energy efficiency in mind

Bedrooms/Baths: **3/2 Single Story with 2 Car Attached Garage and 2nd 2 Car Detached Garage with Workshop**

Square Footage: **1,535 sq ft**

Acreage: **4.45 Acres**

Other special features include:

- Situated on 4.45 private acres with pond and year-round stream with walking bridges
- New waterproof luxury vinyl plank flooring and new bedroom carpets
- Loewen premium handcrafted solid wood windows and matching sliding glass doors
- Remodeled master bathroom
- Whole house vacuum and whole house fan
- Large detached workshop/2nd two car garage
- Fully enclosed chicken coop
- Newly Rebuilt shed with sliding barn door and windows
- Fenced garden with fantastic loam soils

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- Several Pasture areas which could be useful for animals or additional gardening, vineyards or fruit trees
- Conveniently located between Grass Valley and Colfax. Easy access to Interstate 80, Hiking/Biking Trails, Lakes, Rivers, Shopping, Entertainment, Wineries, and more.
- **New Gigabit fiber optic internet access available from Race Communications**, or choose existing Smarter Broadband internet service. Learn more at <https://www.race.com/coverage/community/grassvalley>
- Two RV carports, one with full hookups
- **Owned solar array significantly reduces monthly electric bill**
- Whole house generator for power outages (propane tied) included
- Owned 500 gallon propane tank
- New hot tub and decking
- Central AC/heat, propane stove, and wood burning stove with a sizable supply of seasoned firewood
- **Sellers have property insured with State Farm. No CA Fair Plan!**
- **Septic (Urke), well (Tri-County), and pest report (Twin) in hand**
- Caltrans road improvement project scheduled for completion in November 2021. Project includes conforming property's driveway to newly reconstructed highway
- Seller has lovingly enjoyed this property for over 22 years and has moved to North Carolina to be closer to family
- Learn more and see additional photos & video at 16402ColfaxHwy.com