



**21393 Sunnyside Lane
Grass Valley, CA 95949**

- 4-acre ranchette property conveniently situated in South County about 5 minutes from shopping & commute routes
- Property includes main residence, office suite with private entrance, detached garage/shop, pool, pond & multiple outbuildings for storage or livestock
- Main 2166(+)-square-foot home has vaulted ceilings, open floor plan with view, updated kitchen, huge master suite, guest bedroom, hall bath, office (or 3rd bedroom), large utility room, sunroom & upstairs loft (4th bedroom or game/hobby room)
- Office space (converted garage) has separate driveway, carport, entrance, water heater & propane tank, plus two rooms, kitchenette & bathroom
- Separate 3500-square-foot workshop/garage building—with 3 double sliding doors on one side, driveway & rollup door on front, plus 2 additional rollup doors on far side—can house multiple RVs, boats, oversized vehicles & equipment
- Fenced, in-ground pool with changing/bath room & equipment room
- NID-fed pond & automatic sprinkler system
- Multiple outbuildings could serve as extra storage, livestock facilities, hobby room, or covered parking for farm implements
- Mature landscaping around home with shade trees
- Rolling acreage well-designed for easy, large vehicle & trailer access; multiple gates & cleared open space; has housed horses & various other livestock
- Updates include all new carpet & vinyl flooring, refaced kitchen cabinets, new lighting/ceiling fans in most rooms, newer roof, resurfaced sunroom roof & fresh interior paint throughout



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