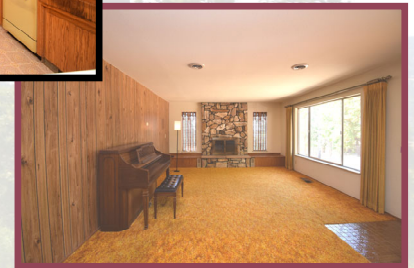




11760 Lost Ranch Way
Nevada City, CA 95959

- Private 5.14 acres with panoramic hilltop views, set back on a long driveway, professionally cleared for fire safety
- Quiet 2 bedroom, 2 bath residence consisting of main 2 bedroom, 1 bath 1120-square-foot home with enclosed breezeway connected to garage suite
- Possible third bedroom/in-law suite in garage has separate entrance from the breezeway & offers functionality as a private, ground-level suite or office with its own bath & kitchenette
- Open concept floor plan features a large living room with Heatilator fireplace across from kitchen & dining area
- Master bedroom has a large closet & slider with steps to the back yard space, plus laundry/powder room with dual sinks ensuite with door leading to hall bathroom
- Large hall bathroom with vanity, sink & tub
- Guest bedroom has a private deck perfectly situated to enjoy sunset views
- Two water heaters – electric for house/propane in garage
- Forced air heat & cooling (heater runs on red diesel fuel)
- Recent maintenance includes: New A/C subpanel, recently serviced central vac system & PH corrector, remediated popcorn ceilings with new texture & paint, vegetation management, plus new leach line installed in 2021
- Partial basement with workshop (approx. 185 SF) plus small utility shed
- Plenty of parking space for vehicles & trailers



Christine Dickinson

Broker, Realtor®

Cell/Text: 408-622-9094

Office: 530-268-6462

christine@pierandpost.com

DRE#1814700

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