

Delightful Half Acre

19495 Elder Lane, Groveland

3 Bedrooms, 2 Baths, 1932 square feet



Convenient and Private Location

Close to Groveland and Tenaya School, yet on a quiet street with little traffic. Behind the property is 6.9 acres owned by a church. The vacant lot adjacent is available for sale by the same owner (see reverse for dimensions and price). On private septic system, so you don't pay for monthly sewer, or homeowners dues, since it is outside Pine Mountain Lake. Tall oaks, cedars and pines shade the house in summer. Brick patio in back surrounded by flower beds. Decks in front and back. Gravel driveway gives you more traction in snow and rain. Garage under house is single-wide, but extra deep, with storage room behind it. Built in 1979.

Beautifully Maintained by Full-time Original Owner

Spacious living room overlooks forest and lawn. Real fireplace -plus plenty of firewood goes with it. Eat-in country kitchen. Also extra-large is the master bedroom. Separate laundry room with pantry adjacent to kitchen. Downstairs "bonus" room is 364 sq ft and can be used as an office, game room, or extra sleeping quarters. Central electric heat and air conditioning. New roof in 2009. New in 2006: carpet upstairs, dishwasher, microwave, cookstove. Included: refrigerator, washer, dryer, garage shelves & cabinets.

See the Plat Map and More Pictures >>>



PineMtnLake.com

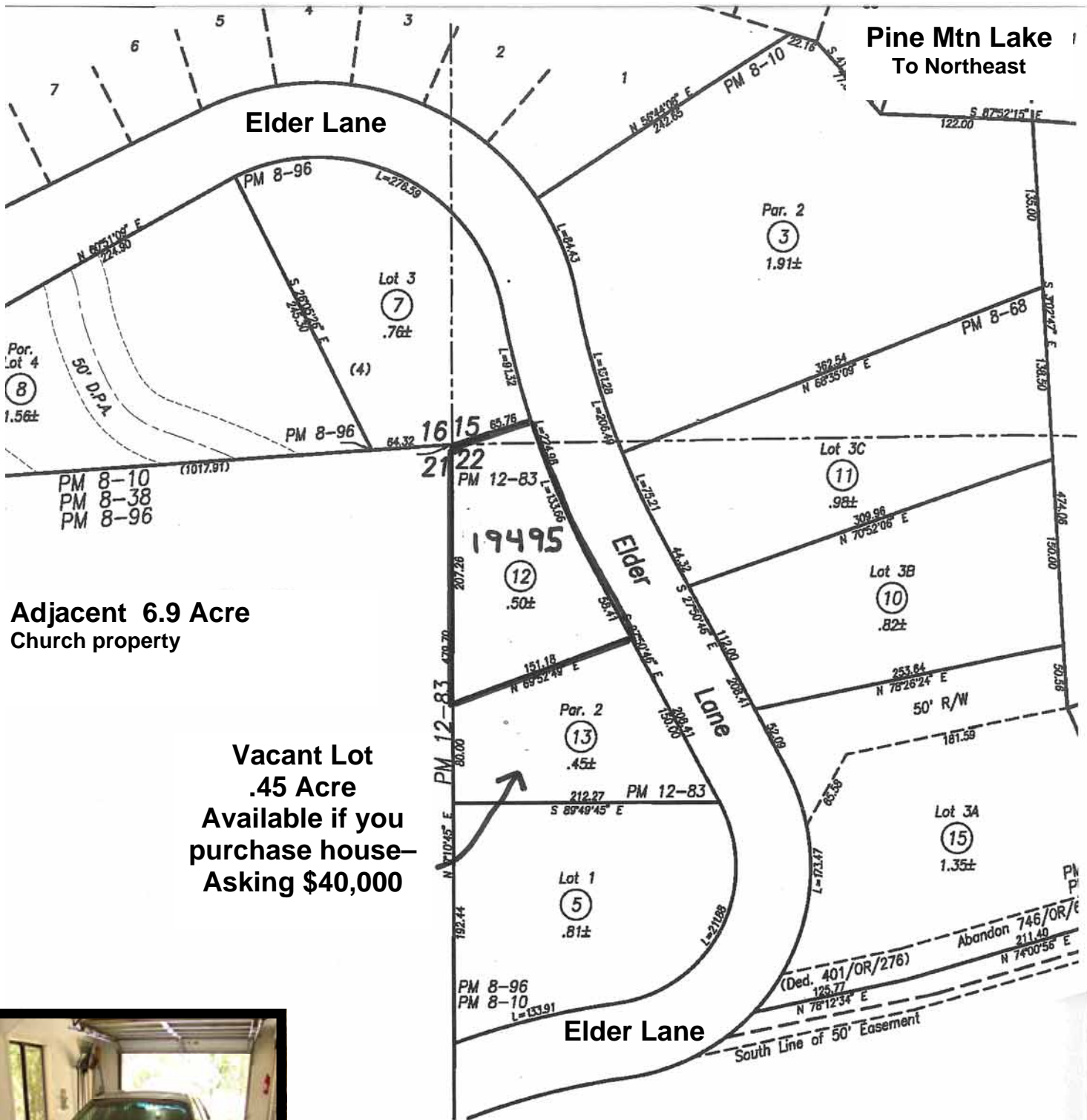
Your Mountain Dream... Above the Crowd

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**Pine Mtn Lake
To Northeast**



**Adjacent 6.9 Acre
Church property**

**Vacant Lot
.45 Acre
Available if you
purchase house—
Asking \$40,000**

