

**Residential**  
**1602462 Active****14549 WALDEARS PATH**  
**Mountain Ranch, CA 95246****DOM : 0 L\$648,900**

CCAR 2016

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**Area:** 11 - 11 Mt. Rnch/RR Flat/Sheep Rnch  
**Subdivision:** NON - None  
**Bedrooms:** 3  
**Total Baths:** 3.00  
**Home Apx SqFt:** 2,200  
**Apx SqFt Below Grade:**  
**Apx Lot Size/Acreage:** 75.720  
**Garage:** Yes/ 4+ Car Detached Garage  
**Style:** Log  
**Cross Street:** Armstrong Rd  
**New Construction:**  
**Special Owner:** Private Owner

**Lot #/Unit #:** C  
**Subdiv. Unit:**  
**Elevation (ft):** 3,000  
**Year Built:** 2008  
**# of Stories:** 2  
**Foundation:** Slab  
**Source:** Tax Assessor  
**Sewer Type:** Septic  
**APN #:** 021-015-071  
**Zoning:** U-Unclassified  
**Manufactured:** No

<b>Bond:</b> Yes	<b>Gas (Natural):</b> No	<b>Loft:</b> Yes	<b>Pool:</b> No
<b>Disclosure:</b> Yes	<b>Landscaping:</b> Yes	<b>Rec Room:</b> Yes	<b>Spa:</b> No
<b>Gas (Propane):</b> Yes	<b>Laundry:</b> Room	<b>Other Parking:</b> Yes	<b>Survey:</b> Yes
<b>Homeowner Dues:</b> None	<b>Homeowner Dues Amount:</b> \$0	<b>Homeowner Dues Frequency:</b> None	
<b>Sub HOA:</b>			

**FEATURES**

**Interior Features:** Bonus Room , Breakfast Bar , Cabinets , Circular Stairs , Gourmet Kitchen , Great Room , Open Floor Plan , Tile Counter Top , Vaulted/High Ceilings

**Features/Appliances:** Blinds , Built in Oven , Cook Top Range , Dishwasher , Microwave Hood

**Other Exterior Features:** Barn/Stalls , Boat Parking , Covered Patio , Patio , RV Parking , Shed/Utility Building

**Condo Amenities:**

**Cooling:** Ceiling Fans , Central Air

**Driveway:** Circular , Level

**Dues Pay For:** None

**Energy Features:** Solar Panel , Solar Power , Zoned

**Exterior Siding:** Log

**Flooring:** Carpet , Vinyl , Other - See Remarks

**Heating:** FAG , Woodstove

**Lot Description:** View , Waterfront

**Master Bath:** Shower Only

**Master BR:** 1 Master Suite , Main B/R on Gr. Floor

**Other Parking:** Boat Parking , RV Parking

**Road Type:** Gravel , Private

**Roof:** Metal

**School District:** Calaveras

**Special Info.:** Horses OK

**Terms Available:** Cash , Seller Finance

**Terrain:** Level , Varied

**Water Sources:** Well

**Windows:** Double

**Public Remarks:** Looking for privacy, views, style and comfort? Would you like 75 acres with trails and wildlife, next to 120 acres of open government land? A year around classified creek? Off-the-grid independence with solar and a huge propane generator capable of running your own small city? All this at the end of a private road, with distant Sierra views and built by the contractor-owner's to their high standards? Then have we got the property for you!

**Personal Items Included:**

**Personal/Affixed Items Excluded:**

**PREPARED BY**

**Scott Bur**  
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"Listing provided courtesy of Scott Bur with STARK REALTY "

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