

Features and Benefits of 10642 & 10640 Cole Way Grass Valley

Combined

2 Permitted Homes with separate driveways and addresses - built far apart on one parcel with separate septic systems & meters – well maintained

Great property for rental or family compound

3.05 acres close to town, with a rural, pastoral feel

New well in estimated at 80 gpm + NID water for irrigation

Animal friendly and set up

Great neighbors

Located on Quiet country lane

Excellent tenants would love to stay

10642

1420 sqft home built in 1991, 2/2 lives like 2 master suites

Romantic upstairs master suite with vaulted ceilings

Living areas have vaulted, airy ceilings

Spacious country kitchen

Fenced for animals and pets, gated at entry to property

3 car detached garage + 2 car sized detached garage used as studio

Chicken coop

Shedrow for livestock

Garden area

Private

Ample rear deck

Cozy propane stove

10640

1998 1200 +/- sqft 3/2 Manufactured home

Updated laminate flooring

Upgraded

Vaulted ceilings

Oversized detached 2 car garage with additional storage building at rear

Private back deck off kitchen

Ample front deck

Fenced yard