

3106 CONESTOGA TRAIL - COPPEROPOLIS



CUSTOM TWO STORY HOME - ON 20+ ACRES

APPROX 2600 SQUARE FEET OF LIVING SPACE

3-4 BEDROOMS & 3 BATHROOMS

LARGE FAMILY ROOM W/TOLETTI AIR TIGHT FIREPLACE

BONUS ROOM OR FORMAL DINING ROOM

OPEN KITCHEN W/KITCHENAID COMBO CONVECTION/MICROWAVE OVEN,
JENN-AIR ELECTRIC COOKTOP, BOSCH DISHWASHER, GRANITE COUNTERTOPS,

TRASH COMPACTOR AND REFRIGERATOR INCLUDED

BREAKFAST BAR AND AN EAT-IN INFORMAL DINING AREA

FULL BATH AND BEDROOM ON MAIN FLOOR

LAUNDRY ROOM W/2 CUSTOM CABINETS, WASHER & DRYER INCLUDED

5 TON HVAC

EXTRA LARGE U-SHAPED TREX DECK AROUND HOME

PERSONAL SPA INCLUDED

2 DETACHED WORKSHOPS, 12' X 12' WITH STORAGE SHELVING

PLUS WORK BENCHES W/DRAWERS

FRONT OF WORKSHOPS HAS COVERED CARPORT 48' X 16', CEMENT SLAB 36' X 12'

SEPARATE DETACHED STORAGE SHED 12' X 12' W/6500 GENERATOR

FOR ELECTRIC INCLUDED

SEPARATE 8' X 8' SHED W/PUMP HOUSE

DEEP WELL W/WATER STORAGE TANK 2200 GALLONS W/FILTRATION SYSTEM

RV GARAGE 40' X 40' W/3 ROLL UP DOORS, 2 ARE ELECTRIC DOORS,

DRIVE THRU CAR ACCESS

CROSS FENCING TO RUN LIVESTOCK

LARGE SEASONAL CREEK W/YOUR OWN PRIVATE PICTURESQUE BRIDGE

ELECTRIC SECURITY GATE AT THE END OF YOUR PRIVATE PAVED DRIVEWAY

CIRCLE CONCRETE DRIVEWAY AROUND HOME

ALL IN COPPEROPOLIS/CALAVERAS COUNTY

THE GATEWAY TO THE MOTHERLODE

IN THE COUNTRY YET ONLY 5 MINUTES TO SHOP, DINE, SCHOOL,

LAKE TULLOCH & COPPER VALLEY GOLF

OFFERED AT \$929,000



3106 CONESTOGA TRAIL - COPPEROPOLIS



PAVED PRIVATE DRIVEWAY



ELECTRIC SECURITY GATE



TWO STORY HOME



LIVING ROOM W/FIREPLACE



GRANITE COUNTERS



BONUS ROOM



DETACHED RV GARAGE



PUMP HOUSE



DETACHED WORKSHOPS



20.02 ACRES



SEASONAL WATER RIVER



CROSS FENCED/FENCING