

7632 POOL STATION RD - ANGELS CAMP



WHAT A UNIQUE PROPERTY WITH SO MUCH POTENTIAL!

THIS HOME WAS BUILT AS A PRIVATE RESIDENCE IN 1983,
BY A VERY REPUTABLE BUILDER FOR HIS FAMILY AND LATER SOLD
AND CONVERTED INTO A COMMERCIAL MULTI-RESIDENTIAL FACILITY.

PROPERTY COULD BE SET UP AS AN AIR BNB, WEDDING VENUE, RESIDENTIAL
THERE'S SO MANY POSSIBILITIES.

LOCATED ON A MAIN THOROUGHFARE ON POOL STATION ROAD
IN CALAVERAS COUNTY, CONNECTING HWY. 4 AND HWY. 49.

THIS PROPERTY HAS MANY COMMERCIAL FEATURES SUCH AS 2 WELLS,
COMMERCIAL SEPTIC SYSTEM, AND SO MUCH POTENTIAL FOR ANOTHER
MULTI-RESIDENTIAL HOME, OR A GREAT PERSONAL HOME FOR A FAMILY!

HOME IS APPROXIMATELY 3,300 SQ.FT. WITH 6 BEDROOMS, 3 FULL BATHROOMS, LARGE
UPDATED COMMERCIAL KITCHEN, OFFICES, FAMILY ROOM, LAUNDRY ROOM, ETC.

HOME AND OVER-SIZED DETACHED SHOP SITS ON 20.06 ACRES
COMPLETELY FENCED WITH ENTRY GATE ON PAVED DRIVEWAY AND LARGE PAVED PARKING.

VERY LARGE ACCOMMODATING COMPOSITE DECK OVERLOOKING IN-GROUND POOL WITH
SECURITY FENCE.

LIVING ROOM WITH PICTURE WINDOWS TO TAKE IN THE PANORAMIC VIEWS.

PROPERTY IS FENCED.

HOME HAS SINGLE ATTACHED GARAGE, PLUS LARGE DETACHED SHOP/BARN,
ON YOUR DRIVEWAY TO THE TOP OF THE PROPERTY.

LANDSCAPED YARD WITH CONCRETE WALKWAYS, ROCK WALLS, AND BACK PATIO WITH
COVERED AREA.

A COMMERCIAL SEPTIC SYSTEM IS INSTALLED, 2 WELLS, AND MANY OTHER COMMERCIAL
GRADE FEATURES TO ACCOMMODATE EVENTS, MANY RESIDENTS,
OR WHATEVER POSSIBILITIES YOUR HEART DESIRES FOR THIS SPECIAL PROPERTY.

IF YOU ARE NEEDING A MULTI-UNIT HOME FOR YOUR EXTENDED FAMILY AND FRIENDS,
THIS IS THE PLACE.

PLEASE ASK TO VIEW THIS SPECIAL ONE-OF-A-KIND PROPERTY TODAY.

OFFERED AT \$819,888



DENISE STEPPS, REALTOR®

CELL: (209) 603-2985

E-MAIL: DENISESTEPPS@GMAIL.COM

DRE# 00916958

VIRTUAL TOUR

