

## **Beautiful LAKE ISABELLA Ranch Style Home w/ADU**

This beautiful well kept ranch home offers 2 single family homes on 24.1 Acres of rolling hills, mountain views and the secluded privacy desired by the next new homeowners. This property has a 1200sf approved & permitted Accessory Dwelling Unit (2<sup>nd</sup> Home) with large Master Bedroom and Walk in Closet (75% completed) that will take someone with the desire to finish the home and have a monthly income property or Airbnb potential rental. Permits were approved for site plan, building, septic and well. Existing separate 240v Electrical Panel with **all construction tools** included with the sale of the property to finish the 2<sup>nd</sup> home (see attached list)

Owner has agreed to credit the buyer **\$15,000** to the cost of finishing the 2<sup>nd</sup> home and **\$5,000** to assist in minor repairs of the main house with a full price offer.

Property has a Fully Functional Well with recent Well & Well Water Test Inspection report dated 11/18/2021 (available with accepted offer) and both Homes Full Inspection Reports completed on the same date (available with accepted offer). Termite Report will be cleared prior to COE. 2<sup>nd</sup> Home Septic Tank and Leach Field is completed and approved by Building Inspector (Video available with accepted offer) Propane Tank and Gas Line is installed as well as the water line.

The owner has agreed to leave many of the equipment and machinery needed to maintain this property and move around across the 24 acres with ease!!

**THIS PROPERTY HAS GREAT POTENTIAL FOR A GROUNDS KEEPER, IN-LAW FAMILY OR PARENTS RENTAL UNIT OR INCOME FOR YEARS TO COME AS WELL AS WARM, COZY LIVING IN THE MAIN 3589sf MAIN HOUSE WITH FORCED AIR HVAC AND A BIG WOOD BURNING STOVE IN THE FAMILY ROOM FOR WINTER.**

**NEARBY LAKE ISABELLA IS IDEAL FOR YEAR-ROUND FISHING, WATER SPORTS IN SUMMER AND THE SURROUNDING TOWN IS FRIENDLY AND ACCESSIBLE WITHIN 10 MILES FOR SHOPPING.**