

SALIDA DEL SOL

42605 CA-299, FALL RIVER MILLS, CA



67 ACRE | SHASTA COUNTY, CA



Presented By:

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Introduction



67 acres of untouched land, the home sits on a majestic lava rock bluff, capturing the sunrise and panoramic views of beautiful Fall River Valley and manicured greens of a the Fall River Valley Golf Course. Custom lava rock gated entry into the impressive improvements. Here is an example of exquisite design and excellent craftsmanship achieving the perfect blend, creating a masterpiece. Entering the home and stepping into the great room will take your breath away, not only is the space itself spectacular, but the wall of windows capturing the views puts it on a new level.



Home

This 5,230-sf, 4 bedroom, 4.5 bath luxury home is a one-of-a-kind Spanish Mission discovery and a delight to see. Custom lava rock fireplace encompasses one wall. The imported handmade Mexican tile floors flow throughout the home.



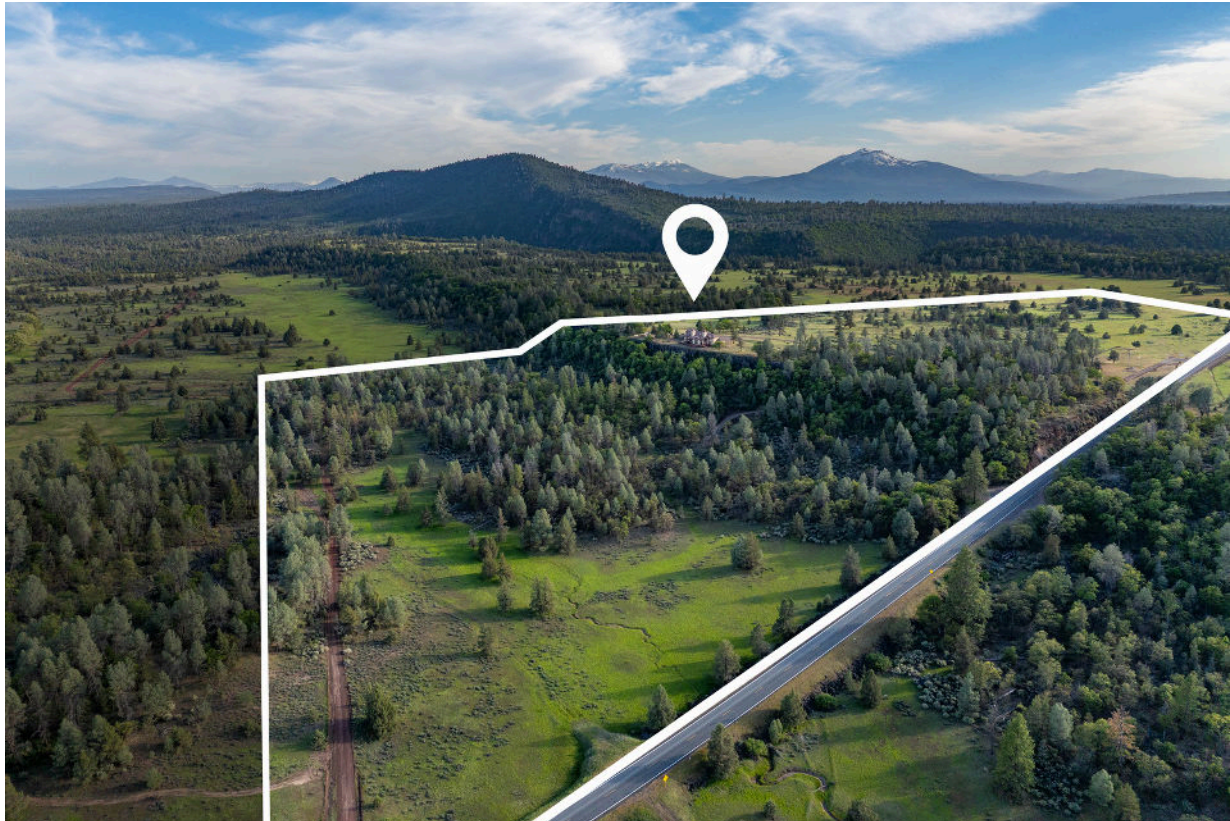
Two glass doors open to the expansive back deck with 2nd custom lava rock fireplace and BBQ area. What a wonderful space to relax and enjoy the view.

Garage/Guest Apartment

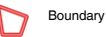
The detached 3 car finished garage has a wonderful guest apartment above. Unique lava rock pump house and storage room is the final building on the property, which is mainly level, other than the fantastic rock bluff



OUTLINES ARE APPROXIMATE



- Underground power to home and garage.
- Water well is 400ft deep, holds a 3 HP pump producing 25 GPM.
- Septic system is oversized. 3000-gallon tank with 700ft if leach line.
 - Water and power line along road to entry.
- Maintained road drops down along lava bluff to lower portion of the property.
 - Electric front entry gate with key pad.
- Main driveway direct off HWY 299, second entry road also off HWY 299.



Boundary



California Outdoor Properties, Inc. is pleased to have been selected as the Exclusive Agent for the seller of this offering. All information has been obtained from sources deemed reliable by California Outdoor Properties, Inc. However, the accuracy of this information is not guaranteed or warranted by either California Outdoor Properties, Inc., or the sellers. Prospective buyers are charged with making and are expected to conduct their own independent investigation of the information contained herein. This offering is subject to prior sale, price change, correction or withdrawal without notice, and any offer presented does not have to be accepted.



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