


Caravan Detail 03/06/24**EDCAR - Placerville****Start: 09:00****Lions Hall- 4701 Missouri Flat Rd**

ST: Active 02/08/24	3477 Squire Ln, Placerville, CA 95667-8391	Listing Price:  \$415,000
ML#: 224011459	Cross Street: Mining Brook Rd	Spc List Cond: Offer As Is,None
Beds (Possible): 2 (3)	Area: 12701	Subtype: Single Family Residence
Baths (FP): 2 (1 1)	County: El Dorado	
Approx SqFt: 1456 Assessor Auto-Fill		DOM/CDOM: 27 / 27
Year Built: 1961		Gate/Access Code:
Acres: 2.3500		

Agent: Justin T Falco (ID:SFALCOJU) Primary:209-598-7448 Secondary:530-344-7920**Office:** RE/MAX Gold (ID:01RMXG19) Phone: 530-344-7920, FAX: 530-295-0202**Co Agent:****Co Office:****Comments:** First time on tour (price reduced 20k)**Directions to Property:** From highway 50 East take exit 49 for Point View Dr, turn right onto Point View Dr, Turn left onto Broadway and continue onto Newtown Rd, turn left onto Mining Brook Rd, turn right onto Squire Ln and home is on the right. Do not follow GPS onto Cinnamon Trail.**Public Remarks:** Discover your own slice of paradise at this remarkable sanctuary nestled in the heart of Placerville's enchanting countryside. This charming 2-bedroom, 1.5-bathroom home features a spacious bonus room complete with a cozy wood stove and sink, offering the perfect space for relaxation and entertainment. Recent upgrades including metal roof, deck, patio, and hot water heater ensure modern comfort and amenities. Located just moments away from downtown Placerville, the renowned Camino wine country, and the awe-inspiring shores of Lake Tahoe, this property offers the perfect blend of convenience and serenity. This 2.35-acre parcel with partial fencing, and a garden with an abundance of fruit trees, presents an unparalleled opportunity to create your dream lifestyle. With quick access to highway 50, the possibilities for exploration and adventure are endless. This haven has a rich history of nurturing and caring for animals, from a large-scale animal rescue to its current role as an exotic parrot sanctuary. Per the seller the well produces 35gpm, and some repairs are still being done around the property.