

Cosumnes River Property

El Dorado County, California

\$1,375,000 | 12.40 Acres

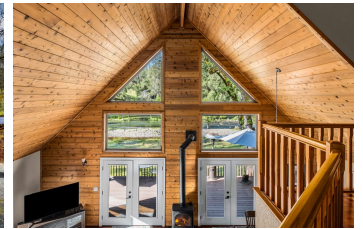
6220 Metate Trail
Placerville, California

Discover tranquility in this 1,800 sqft main house on 12.4 acres along the Cosumnes River. 3 beds, 2 baths, deck overlooking the river. Protected open space ensures privacy and sustainable living with a well, solar panels, Tesla Battery, and generator. Endless recreational opportunities await.



PROPERTY HIGHLIGHTS

- 12.4 Acres of Land
- Surrounded by River Conservancy and BLM Land
 - Hunt deer, bear, turkey, and upland game birds
- 1800 SF 3 Bedroom / 2 Bathroom Home
- Situated on the North Fork of the Cosumnes River
 - Fish, Kayak, Raft, or Swim
- Energy Efficient with Owned Solar, Tesla Battery, and Generator
- 20 GPM Well
- Starlink Internet
- Two Car Garage insulated and sheetrocked
- Additional 2 Bay Carport
- Large Fenced Gard



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