

# Sandy Gulch Ranchette

Calaveras County, California

\$419,000 | 1.00 Acres

20732 Highway 26  
West Point, California

Beautiful 2 Bedroom, 2 Bathroom w/loft home in Calaveras County. Home located off Hwy 26 in West Point, California. This private 1 acre, fully fenced property shows pride of ownership. Vaulted ceilings with wood burning stove. Great internet service for working from home in you upstairs loft. Fenced garden, fire pit, and lots of room for all your animals.



## PROPERTY HIGHLIGHTS

- Fully fenced 1 acre ranchette
- 2Bed/2Bath/Loft
- Vegetable Garden
- New Flagstone Patio
- Fire suppression system in home
- 500gal. water storage tank
- Newer appliances
- Solar--Lower energy bills
- One hour to Kirkwood Resort
- 75min to Folsom, CA



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