

## Mello Meadows

Modoc County, California

\$154,900 | 5.98 Acres

39 Edgewater Way  
 Adin, California

Welcome to Mello Meadows, located in Western Modoc County, offering open green meadows, crystal clear Rush Creek frontage and tall pines all on 6+/- acres. The two story country home features 1980 sf of living space with 3 bedrooms, 2 baths and family/rec room. Upper deck overlooking meadows, creek and mountains. Large garage/shop with concrete floors and wood shed to the side. Rush ...



### PROPERTY HIGHLIGHTS

- The living area, bedrooms, and one bath are on the top floor with the family room, and one bath and laundry room are on the first floor. The wood sided home and metal roof are a perfect fit nestled in the pines.
- The meadow stays green almost year round with natural sub irrigation.
- The town of Adin is just minutes away with a unique grocery store/deli, frosty, mini mart/gas station and a community center with a nice park, green lawns and ball field.
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