

## Richwine near the Falls

California

\$300,000 | 19.55 Acres

24532 State Highway 89  
 California

This is the last residential property before entering McArthur Burney Falls State Park. Only 1/2 mile to reach the Falls and just over one mile to Lake Britton boat launch, picnic area and sandy beach.



### PROPERTY HIGHLIGHTS

- Immaculate MFH on permanent foundation. 1560sf with 3 bedrooms and 2 full baths.
- Several outbuildings, one insulated for hobby room on 2 sides.
- Older barn with hay storage and stall.
- Fenced pasture area plus Burney Creek in your back yard, all on 19.55 level acres.
- The home has an open floor plan with vaulted ceilings, wood stove between dining and living room on tile hearth.
- Large master suite has mirrored closet, oversized bath with Jacu



**DONNA UTTERBACK**

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