

## Valley Springs Ranchette

Calaveras County, California

\$425,000 | 2.50 Acres

3559 Hanley Drive  
 Valley Springs, California

Meticulous horse property minutes from Valley Springs. The 3 bedroom house is immaculate and loaded with updated features. The 2 stall barn with workshop sits next to a riding arena and 3 cross-fenced pastures. Lots of comfortable outdoor living spaces - covered redwood deck, and private brick patio. This property is turn-key, and includes a garden shed and chicken coop.



### PROPERTY HIGHLIGHTS

- Four parcels total 2.5 acres
- 1400 Sq Ft House has 3 bedrooms and two full bathrooms
- Upgrades include new Exterior Siding, Double Pane Windows, Laminate Flooring, Corian Kitchen Countertops, and New Stainless Steel Appliances
- Outdoor living spaces include Covered Redwood Deck, and Private Brick Patio
- 2 Stall Horse Barn with Workshop
- Riding Arena
- 3 Cross-Fenced Pastures



**BRUCE RENFREW**  
 Real Estate Agent, ALC  
 BRE# 01995642  
 Cell: (650) 773-1863  
[bruce@caoutdoorproperties.com](mailto:bruce@caoutdoorproperties.com)