

## 1315 Overland Stage Road Features

### MAIN HOUSE: 2,686 SQ FT ~ 3 OR 4 BEDS, 2 BATHS

- ❖ 440 sq ft Bonus room above garage with HVAC & window
- ❖ Tile flooring in all living areas
- ❖ Kitchen has plenty of storage, with tall cabinets & 2 pantries
- ❖ Plantation shutters in all bedrooms & dining area
- ❖ 9 foot ceilings, with vaulted living room
- ❖ 2 whole house attic fans
- ❖ Main house has propane heat, water heater, oven, cook top & 2 fireplaces
- ❖ Water heater replaced April 2017
- ❖ Propane tank is owned
- ❖ Trex decking
- ❖ Wheelchair accessible

### GUEST HOUSE: 864 SQ FT ~ 1 BED, 1 BATH, KITCHEN, LIVING, OFFICE

- ❖ All electric utilities, on a separate meter
- ❖ Wood burning fireplace
- ❖ 2 car car-port & greenhouse area
- ❖ Private back porch

### BARN & PROPERTY

- ❖ Cook shack has water & electricity
- ❖ Huge covered r/v parking area behind barn
- ❖ Barn has full bath and kitchen \*appliances in barn convey\*
- ❖ Fruit trees
- ❖ Storage shed & Well house
- ❖ High fenced areas for gardens
- ❖ (3) 1,000 gallon water storage tanks for irrigation (captures rain water)
- ❖ Paved roads & chip sealed driveway...no dust!!
- ❖ Very private!



## Pricing Breakdown:

Land value: \$142,500 for 10 acres

~recent Stagecoach Ranch comps support this value~

House value: \$557,500 for 3,990 sq ft total or \$139.72 sq ft

~This INCLUDES both homes and huge barn!~

