

## DESCRIPTION:

Secluded Mountain Home -- Gated Neighborhood -- Move-in Ready.

Recently upgraded, this spacious double-wide features an efficient wood-burning fireplace, oversize attached garage, permanent foundation, and large pine trees all around. The property is truly gorgeous: 40+ acres of rugged wilderness, seasonal streams lush with trees and wild flowers, 360-views from every window. Located right on the county line, adjoins State Park to the south and protected wilderness land in every direction. Pacific Coast Trail, Cooper-Cienega Trail, Anza town, and Thomas Mountain are all nearby. Truly peaceful, quiet, and private. This is a Nature-lover's paradise.

## UTILITIES:

Water: Private well with softener and reverse-osmosis filter

Electric: 110V and 220V

Gas: Propane tank

Sewer: Septic tank

Cable/Internet: available to site

## WHAT'S INCLUDED:

Westinghouse water softener

GE Reverse-osmosis in kitchen

Microwave

Small refrigerator

Portable stove (fuel in shed)

Window treatments as shown

Portable generator

Wheelbarrow

Small and large hand-trucks

Electric chain saw

Electric garden tools

4x8 Metal Shed kit

Shopvac

Small, medium, and large ladders

Lots of tools and paint and supplies

Fuel and materials in detached shed

## FEATURES:

Spacious kitchen with ample storage

Filtered water with special tap

Convenient dinette adjoining kitchen

Elegant dining area with chandelier

Living room with fireplace, skylight, views

Three large bedrooms with curtains

Utility room with shelving and washer hookup

Composition roof

Parking spaces: garage (1) and driveway (2+)  
Front patio and back patio, all paved  
Private well with dedicated all-weather power  
Small gated community (no HOA)  
Abundant hiking on-site and adjacent  
Cooper-Cienega Trail adjacent  
Pacific Coast Trail nearby  
Anza-Borrego State Park adjacent  
County Wilderness land adjacent  
Horse trails nearby