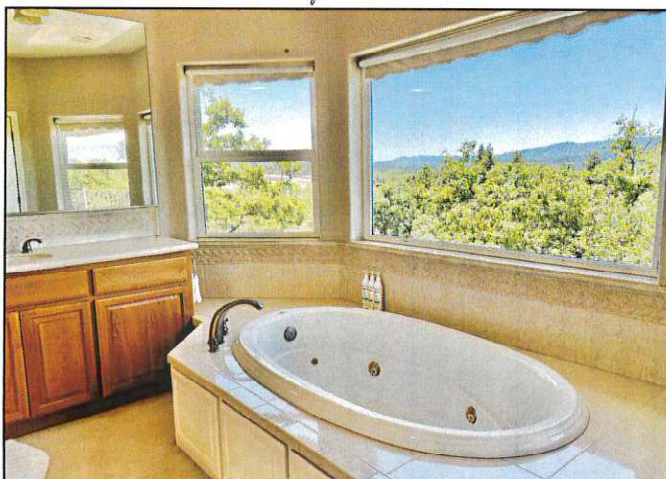
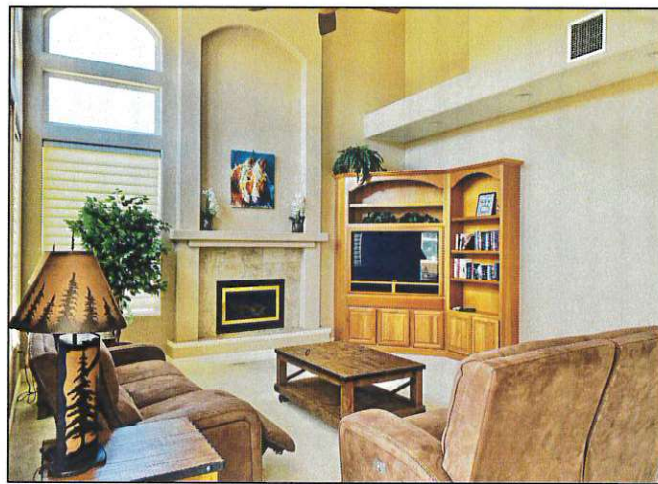
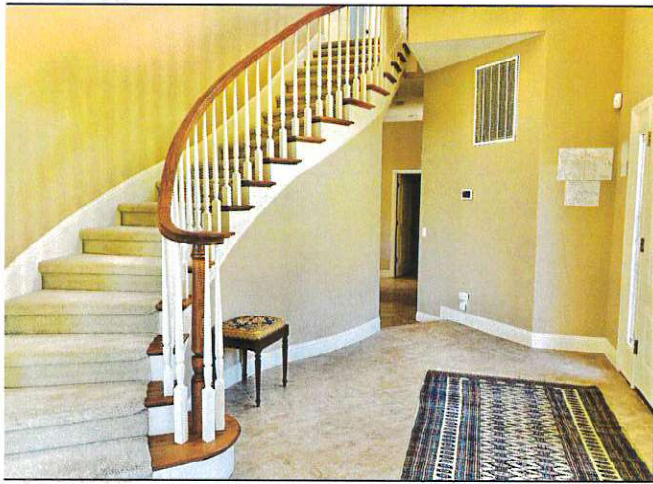


# *Luxury "Fly-In" Custom Home!*

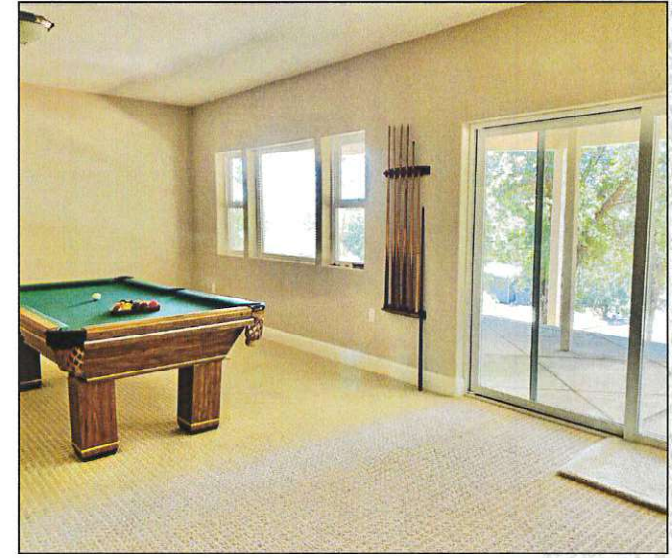
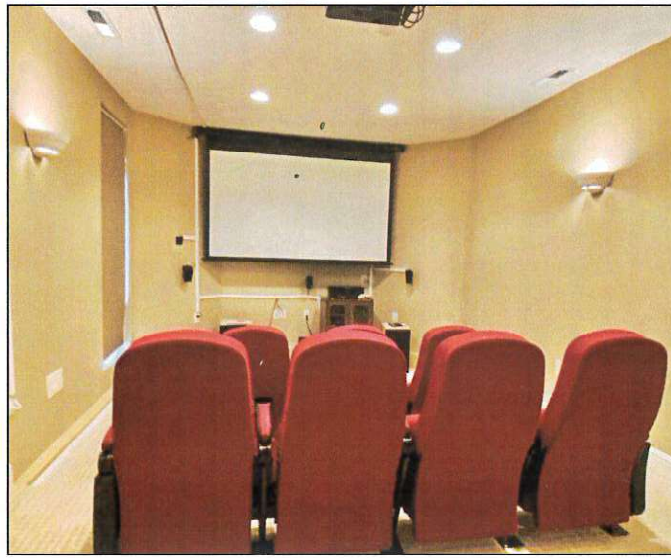
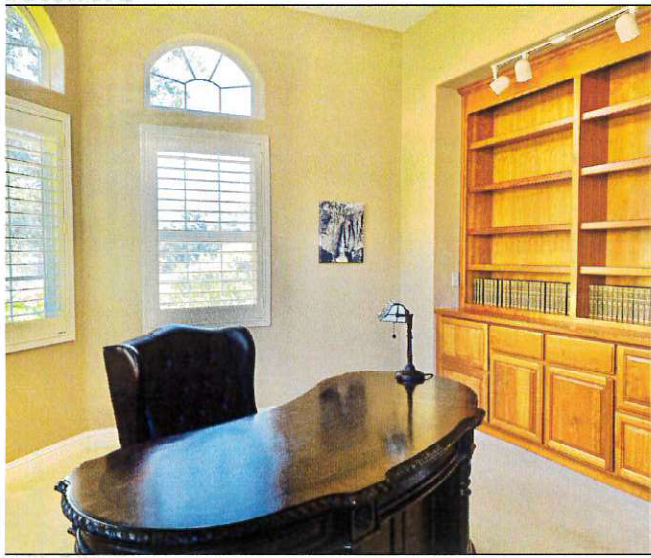


**20985 Hemlock St. 12-37  
Groveland, CA 95321**









Luxury Fly-In Home with Hangar in Pine Mountain Lake. Exceptional Custom Home on a desirable Taxiway Lot. This Spacious 3-level Residence offers 4 Bedrooms, 4 Full Baths, a Private Office, Home Theater, Game Room, and a Finished 3-Car Attached Garage PLUS a nearly New 53' by 40' Hangar with Direct Taxiway Access. The Impressive Double-Door Entry Opens to Views of the Dramatic Circular Staircase and Thoughtfully Designed Living Spaces. The Main Level features Formal Living and Dining Rooms, a Bonus Room, a Private Office, a Full Bath, and a Well-Appointed Kitchen with Granite Countertops, Two Ovens, and a 5-Burner Gas Cooktop, a Walk-In Pantry, a Friendly Breakfast Bar with Seating for Five, and a Casual Breakfast Nook. Upstairs are Two Primary Suites, Including a Luxurious Owner's Retreat with a Private South-Facing Balcony, Jetted Soaking Tub, and an Oversized Walk-In Shower.

The Lower Level is Designed for Entertainment, Featuring a Home Theater with Projection Equipment, a Game Room, a Full Bath, 2 Guest Bedrooms and Access to a Covered Patio. The Entry Level enjoys Outdoor Living on the Expansive Deck with Automatic Awnings and Scenic Views of the Sierra Foothills. Aviation's Enthusiasts will Appreciate the Newer 40' x 53' Aircraft Hangar with Direct Taxiway Access.

Most Furnishings are Available, Creating a Unique Turnkey Opportunity. Located within the Gated Pine Mountain Lake Community, Residents Enjoy a Private Lake with 3 Separate Beaches, a Championship 18 Hole Golf Course, Country Club, Pro Shop, Tennis and Pickleball Courts, an Equestrian Center, the Groveland-Yosemite Airport, Hiking Trails, Dining, and More.

Conveniently located near Yosemite National Park, this Exceptional Property Combines Luxury Living, Recreation, and an Aviation Life Style in One Remarkable Offering. Come for a Visit and Stay for a Lifetime!







**\$1,500,000**

**MLS# 41137633**



DRE# 00632516

Presented by  
**Eleda Carlson**  
 Owner/REALTOR®  
**Pine Mountain Lake Realty**  
*An Agent Owned Company*  
 209-814-4123  
 eleda@pmlr.com www.pmlr.com

### *Features Recap:*

- ◆ 4 Bedroom - 2 Suites and 2 Guest
- ◆ 4 Bath
- ◆ 3 Car Finished Attached Garage
- ◆ 53' by 40' Hanger with Direct Taxiway Access
- ◆ Gas Fireplaces in Living Rm & Family Rm
- ◆ Kitchen w/Granite Counter Tops, 5 Burner Gas Stove, Double Ovens, Spacious Brfst Bar, Walk-in Pantry, Kitchen Nook
- ◆ Formal Dining
- ◆ Luxurious Owners Retreat Includes Soaking Tub and Oversized Walk-in Shower, access to Private South-Facing Balcony
- ◆ Private Den/Office
- ◆ Bonus/Game Room
- ◆ Home Theater w/Projection Equipment
- ◆ Inside Laundry Room, Washer/Dryer Included, Sink, Cabinets
- ◆ Central Air/Heat
- ◆ Vaulted Ceilings, Skylights, Recessed Lighting, Fans, and Coffered Ceilings. Central Vacuum, Tankless Water Heater, Security Alarm
- ◆ Expansive Deck, Automatic Awnings, Balcony, and Covered Patio
- ◆ Access to all Pine Mountain Lake Amenities
- ◆ Conveniently near Yosemite National Park

