

# Beauty and Serenity



Welcome to paradise; truly one of the prettiest scenes in Nevada County! Charming home that has been very well maintained and sits on 8.8 exquisite acres. Includes a 2+ detached garage/shop, shed with chicken coop & fenced run and tractor shed. Lovely pond (with waterfall) that is fed by a seasonal spring and solar pump. Fencing around house, paved road, privacy and fiber optic internet! Home is single level, nicely updated, cute front yard entry with a small pond and waterfall. 2 bedrooms, 1 1/2 baths. Newer (2015) furnace; both baths have been nicely upgraded. View from kitchen and rear deck overlooks the picturesque meadow. Property is very level, walking trails throughout and loads of pear and apple trees. Property is perfect in its current condition; you could also build another larger home and use current home as a second unit. All of this, with easy access to downtown Grass Valley, Brunswick Basin shopping and Highway 80! This is a rare Nevada County find, come see it today!



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## 13423 Burma Road

\$470,000  
MLS#20070142

- 2 Bedrooms
- 1.5 Bathrooms
- 1004+/- Sq. Ft.
- 8.80+/- Acres

All measurements and all calculations of area are approximate. Information provided by Seller/Other sources, not verified by Broker.  
All interested persons should independently verify accuracy of information.