

In the Foothills, within the Peardale area In Grass Valley, CA at 13692 Edgewood Drive

Custom-built uniquely crafted in 1981 situated on a 4-acre sunny lot
Single Level with 2309 square feet of living space for the home
Stunning kitchen/family room opening to rear yard
Wonderful thought-out floor plan, perfect for entertaining, and formal and informal living
Light filled formal living and dining room overlooking the outside
Interior Atrium bringing the outside in, and allowing for refreshing airflow
3 generous sized bedrooms
Large Master suite with sitting area, ample closets and fabulous master bathroom
Two full spa like bathrooms
Private Rear Yard with raised gardeners' beds
Chicken coop, multiple storage sheds, RV Parking, 40 ft shipping container
Brand new transferable 50-year warranty roof
2-car attached garage

www.13692Edgewood.com
Offered at \$ 819,000

Beautifully renovated and truly move-in ready, this custom-built ranch home, originally crafted in 1981, is perfectly situated on four sunny, private, gated and deer-fenced acres in the highly desirable Peardale area of Grass Valley. Offering 2,309 square feet of thoughtfully designed single-level living with no-step entry, this exceptional property combines timeless craftsmanship, modern updates, and peaceful country living.

Designed for both everyday comfort and effortless entertaining, the home features a wonderfully conceived floor plan with spacious formal and informal living areas filled with natural light. A distinctive step-down living room lends a subtle Mid-Century Modern character, while expansive bay windows frame beautiful meadow views and spectacular sunrises. An inviting interior atrium brings the outdoors inside, filling the home with natural light and creating refreshing cross ventilation throughout the seasons.

The beautifully remodeled chef's kitchen is the heart of the home, featuring brand-new appliances, a gas cooktop, convection oven, farmhouse sink, oversized center island, abundant cabinetry, and generous workspace. The kitchen flows seamlessly into the family room and backyard, creating the perfect setting for gatherings large and small. An adjacent indoor laundry room includes a farmhouse sink and convenient washer/dryer combination unit.

The private primary suite offers a peaceful retreat with a sitting area, generous closet space, and a beautifully renovated spa-inspired bathroom featuring an oversized walk-in shower with dual rainfall

showerheads and a separate dressing vanity. Two additional spacious bedrooms and a second beautifully updated bathroom are thoughtfully located on the opposite wing of the home, offering excellent privacy for family or guests.

Recent improvements make this home truly turnkey, including luxury vinyl plank flooring, fresh interior paint, designer lighting, brand-new kitchen appliances, and a brand-new transferable 50-year warranty roof, providing exceptional value and peace of mind for years to come.

Step outside and experience your own private park. Beautifully maintained lawns provide abundant space for football, volleyball, family gatherings, or even winter sledding when snow blankets the landscape. The backyard enjoys exceptional privacy as it borders a beautiful forested backdrop where deer are frequent visitors, creating a peaceful connection to nature.

Garden enthusiasts will appreciate the flourishing pollinator garden, three raised garden beds, and producing peach, apple, and cherry trees. Additional outdoor amenities include a chicken coop, multiple storage buildings, RV parking with potential for future water and sewer hookups, and a fully insulated Tuff Shed with electricity—currently used as a craft studio but equally suited as a workshop, garden studio, home office, or hobby space. A 40-foot shipping container provides even more secure storage.

A private gated driveway welcomes you home and offers generous parking for vehicles, recreational toys, RVs, and guests. The oversized two-car attached garage, strong-producing well with supplemental water storage from tank, and small shed w/fire hose connected to water. High-speed internet make country living both comfortable and convenient.

Whether you're seeking a private family estate, a multigenerational property, a small homestead, or a high-quality second home or short-term rental opportunity, this remarkable property offers exceptional flexibility.

Ideally located just 15 minutes from Interstate 80 in Colfax and only minutes from Cedar Ridge's neighborhood grocery store, post office, and fire station, the home is less than ten minutes from historic Downtown Grass Valley. There you'll enjoy exceptional dining, boutique shopping, farmers markets, wineries, breweries, live entertainment, and year-round community events.

Surrounded by the natural beauty of Nevada County, you'll have easy access to Rollins Lake, the Yuba River, Empire Mine State Historic Park, Tahoe National Forest, countless hiking and biking trails, and world-class outdoor recreation, all while remaining within convenient driving distance of Sacramento and Lake Tahoe.

13692 Edgewood Drive offers the perfect blend of privacy, craftsmanship, modern comfort, and the relaxed Sierra Foothills lifestyle that makes Grass Valley one of Northern California's most treasured places to call home.

Neighborhood

Life in Nevada County

Experience the best of Nevada County living, where small-town charm meets endless outdoor recreation. Enjoy hiking, biking, fishing, kayaking, and golfing, along with year-round community events, farmers markets, wineries, local breweries, and vibrant arts and music. Historic Downtown Grass Valley and neighboring Nevada City offer exceptional dining, boutique shopping, and a welcoming sense of community. With beautiful forests, rivers, and nearby lakes, Nevada County provides an exceptional quality of life while remaining within easy reach of the Sacramento area and Lake Tahoe.

County Location

Just Northeast of Sacramento, Nevada County is found nestled in the Northern California Sierra Foothills Region....the perfect place to visit or live. In 1851, its founder took parts of Yuba County to form the new county, naming it after the mining town of Nevada City from which the term Nevada, in Spanish, means “snow covered”. The county offers approximately 974 square miles, 958 square miles of land and 17 square miles of water, for one to experience and enjoy. The western portion is defined by several river courses and irregular boundaries of adjoining counties. The county boundaries resemble the shape of a Derringer pistol which happened to be a common possession among the refined gold rush period residents.

Cedar Ridge is a beautiful area, with many cedars (of course) and pines at an elevation of around 3,000 feet. There is a post office, a fire station, a service station, a grocery store, and a beauty shop. Located on State Highway 174, between Brunswick Road and Grass Valley in Nevada County

Grass Valley is tucked into the western slope of the Sierra Nevada; Grass Valley is surrounded by the beauty of the foothills and enjoys the Tahoe National Forest as its backyard playground. Take a downtown tour of Gold Rush architecture, the Holbrooke Hotel and storefronts seemingly frozen in time, but bustling with the vibrancy of today’s restaurants, pubs, tasting rooms, boutique shops, art studios and entertainment venues. Annual events like Cornish Christmas, the Foothills Celebration and St. Piran’s Day, along monthly art walks and weekly Thursday night markets, bring area residents and visitors together to celebrate small-town life and leisure in the foothills. Known as the heart of Gold Country, the mines of Grass Valley made it the richest of all California gold mining towns. Much of that history is still on display at Empire Mine State Park, which today also offers hiking, biking and equestrian trails year-round. Regularly among the lists of top getaway spots from nearby Bay Area and city life of Northern California, Grass Valley (Population: 13,000) serves as a perfect base camp for foothill and Sierra adventures. Time Magazine has called Grass Valley “one of the top ten best small towns in live in” Downtown Grass Valley is considered by many to be one of the best-preserved historic towns in the United States.