



\$ 450,000



3302 Crowell Ln, Valley Springs, CA 95252

- » Beds: 3 | Baths: 2 Full
- » MLS #: 225059801
- » Single Family | 1,482 ft<sup>2</sup> | Lot: 22,216 ft<sup>2</sup> (0.51 acres)
- » More Info: [3302CrowellLn.IsForSale.com](https://www.3302CrowellLn.IsForSale.com)



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 #6 California Street  
 Valley Springs, CA 95252

Welcome to this beautiful and well-maintained home on a usable half-acre lot in Rancho Calaveras. A new roof installed in 2023 offers peace of mind. The living room includes a built-in fireplace with tile surround, and the kitchen features a shelved pantry closet for added storage. The guest bedroom includes a Murphys bed/couch combo, which conveys with the sale. The primary bedroom offers vaulted ceilings, two separate closets, and direct access to the backyard. The fully fenced backyard is ideal for outdoor living, with large Trex decking, a pergola with new canopy, and apricot and lemon trees. A lean-to on the side of the home includes a dog kennel and house, which will also convey. Additional outdoor storage is located under the back decking. The oversized garage includes a utility sink, a garage door opener (approx. 3 years old), ceiling storage platform, access to a storage area under the home, complete with raised platforms and lighting for all your extra storage needs. Home includes a personal Ring camera/alarm system and is connected to natural gas with high-speed internet is available. Located close to the Calaveras River, Lake Hogan, and La Contenta Golf Course. Come see for yourself and Love where you Live!

