**Features and Benefits 19728 Perimeter Rd. Grass Valley, CA**

General: 1512 sqft , 3/2 home built in 1984 and situated on 10 gently rolling acres.

**The Home:**

Ranch Style with a decorator/designer twist

Open Living spaces with updated finishes

The spacious kitchen features granite countertops, stainless appliances, large Island, plentiful cabinetry

Living, Dining and Family Room spaces flowing into each other

Large dual pane windows with pastoral views

Decorator Colors and details

Wood Stove & central HVAC

Engineered hardwood flooring

Large Laundry area with outdoor access

Ton’s of storage

Covered composite deck

Detached, oversized garage

**The Land:**

10 undulating acres

Views of the Sutter Buttes, the Coastal range and rolling agricultural neighboring properties

2 seasonal ponds

Perimeter fencing + Gated

2 wells

Majestic Heritage oaks

2 Water holding tanks

Fully licensed. organic Cannabis cultivation garden

Fenced garden area

Hoop house

Green House set up for light dep with 11 lights and blackout cover

Irrigation system installed for garden areas

Out Door grow area with full, unobstructed Sunshine

Combined legal canopy of 7500 sqft. With the capacity for three runs and 12000 lbs

Paved Public Road

**Location:**

13 +/- miles to Holiday Market, Shopping, Fuel, Dining and Hwy Access

19 miles to Grass Valley; 23 Miles to Nevada City; 23 Miles to Auburn; 55 Miles to Sacramento; 55 Miles to Lake Tahoe