



\$ 325,000



16899 Aero Way, Brownsville, CA 95919

- » Beds: 2 | Baths: 2 Full
- » MLS #: 223077101
- » Single Family | 1,431 ft² | Lot: 5 acres
- » Updated 2/2 Single Story Rancher with Bonus Rooms and Commercial Space
- » A pastoral, private and peaceful setting on 5 Level Acres with a seasonal pond
- » More Info: 16899AeroWay.com



Paul G. Weir
(530) 388-8641
pgweir@gmail.com
<http://RuralSierraProperty.com>

RE/MAX GOLD

RE/MAX Gold
776B Freeman Lane
Grass Valley, CA 95949

Have you always dreamed of peaceful and private country living on acreage in the Sierra Foothills? Ready to make it happen? Well, this 5 acre completely level and all usable property with a 3/4 acre seasonal pond is the one you have been hoping for! Single story manufactured 2/2 has been updated and remodeled, newer features throughout, including updated kitchen, dual pane windows and sliders, covered deck and porch, 200A service, and includes a house generator too. Property was the long time home of the popular Good Old Regular Barber Shop whose dedicated 200 sq ft space would make a great dog groomer, salon, home office, or dozens of other businesses or uses. Former Barber Shop includes plumbing, power, a wall mounted AC unit, a 1/2 bath, and a separate entrance. Detached garage with several work benches and a newer garage door and opener. Other valuable features include Garden Shed, Upgraded fenced Chicken Coop, Potting area, numerous mature fruit trees and raised beds to get you well on your way to growing your own food. On city water. AT&T cell coverage. Clean septic, and home inspections in hand. 1 mile to the historic town of Brownsville. 40 min to Oroville and Marysville. 50 min to Grass Valley, Nevada City and Beale AFB. 2hr 30min to Lake Tahoe or the Bay Area.

