

# No Gate Hassle

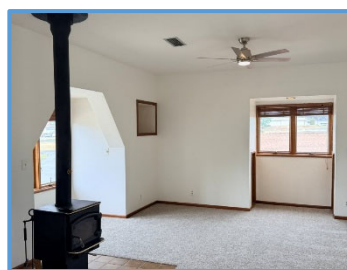
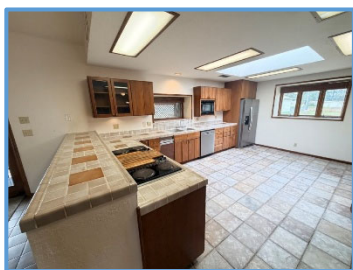
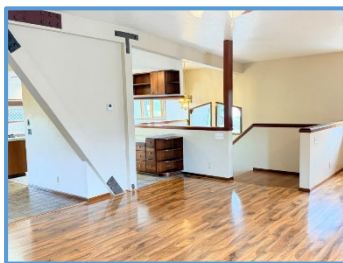
## Pine Mountain Lake



Price: \$679,000  
Single Level  
3 br, 2 ba. 2569 sf  
Two Wood Burning  
stoves  
On Septic  
MLS#

20950 Elderberry Way  
Unit 11 Lot 17

Information supplied by sellers.  
Deemed reliable but not guaranteed.



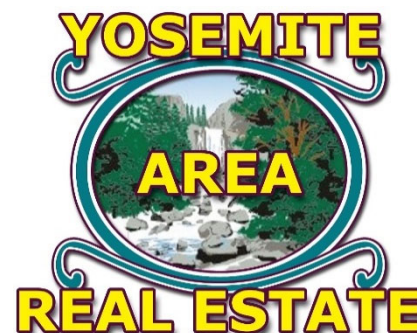
Discover an incredible opportunity with this affordable home and two hangars at E45 – right on Groveland – Yosemite Airport! Positioned at the bustling heart of airport activity, this gem is just steps away from the main public tie-down ramp and fuel pit. Imagine the convenience of walking over to welcome your friends as they fly in for a visit! With easy gate-free access, this single-level 3-bedroom, 2-bathroom home spans 2,569 sq. ft. and is connected to the sewer system.

Take advantage of the two expansive hangars: one conveniently located beneath the home doubles as a garage, while the separate hangar provides ample space for a workshop. Equipped with exhaust fans for painting, a commercial-size air compressor, an electric bi-fold door, and 220 & 3-phase electric, you'll have everything you need. The open concept of the great room makes entertaining a breeze, complemented by two cozy wood-burning stoves—one in the master bedroom and another in the Great Room—for added warmth and ambiance alongside central heating and HVAC through a heat pump. Most rooms are fitted with ceiling fans, and you'll appreciate the clever designs like the closeted toilets, skylights in both the kitchen and master bath, and a Jennair electric stove, among many other unique features.

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## Home Features

1. The detached hangar is rented. Renter will move out when new owner takes possession unless the new owner wants to continue renting to him.
2. The carpeting is new.
3. The wood flooring is high Quality Engineered flooring.
4. Refrigerator, dishwasher, sink garbage disposal and water heater are all relatively new.
5. The clothes washer and dryer are older but work perfectly.
6. The top flat roof was professionally sealed last summer with a 20 year warranty.
7. 2 new Skylights were installed.
8. The side roofing on the house was replaced in 2020.
9. The Industrial air compressor was recently serviced, it works perfectly.
10. Seller is paying \$4,300 year for Fire Insurance thru CA Fair Plan.
11. The home is all electric with no propane appliances or heat.
12. The home has 400 amp electrical service going to it, not the standard 200 amp service with 2 separate electric meters, one for each building.