

# Manufactured On Land, Contemporary - Lower Lake, CA



## 17862 Ponderosa, Lower Lake, CA, 95457

Offered at \$725,000

Newer modular home on 4 legal parcels on the Noble Ranch in Southern Lake County. All four parcels are sold together giving you a total of 80 acres. The modular home has all new laminate flooring throughout, new granite counter tops in the kitchen and bathrooms and newer stove, refrigerator, dishwasher, and microwave. The property is powered by a solar and battery system however there is electrical service on the property if you wish. There is room for gardening and can qualify for a major use permit for cannabis cultivation. The property has an outbuilding, and is very private with panoramic views. The well is newer and generates 40 gpm of great water. The four parcels included in this sale are APN 122-181-01, 02 and 03 and APN 122-191-01.

3 Bedrooms

2 Bathrooms

1,420 sqft

78.66 acres (lot size)

Built: 2012



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