

# Residential Sub Lot - Groveland, CA



## 21065 Hemlock 1245A, Groveland, CA, 95321

Offered at \$249,900

Two combined taxiway lots on Pine Mountain Lake Airport (E45) located on quite loop taxiway give you 1.03 acres to build your dream home and hangar on. 130 feet of taxiway frontage. Plenty of room for huge hangar or maybe two smaller ones, or work shop, RV storage, etc. Lot has a majestic Oak tree as well as several other Oak trees. Become a member of the best aviation community in the west. Very active pilot organization with an eclectic mix of pilots. Test pilots, aerobatic pilots, race pilots, air line pilots, General aviation pilots, professional accident investigator, instructors, FBO A&I on the field along with 24/7 self-service fuel. Civilian to military, student to old hands plus an EAA chapter with several pilots who have built their own airplanes. Check out the Pine Mountain Lake Aviation group at pmlaa.org. We have an aviation club with a Cessna 172, 180 horse power, fixed pitch prop. Airport is county owned and maintained which makes owning a taxiway home on an airport affordable. 3D tour; Close to stables, fisherman's cove, tennis courts and Lake Lodge swim area the property easily accessed off Ferretti Road which makes this a great location. Enjoy all that Pine Mountain Lake has to offer- swimming, boating, fishing, hiking, bicycling, skiing, tennis & pickleball, stables, gun range, camp grounds, and terrific 18-hole championship golf course plus country club for your dining and entertainment pleasure. Yosemite National Park is just 23 miles down the road. Stanislaus National Forest is nearby which may become the home to an international quality mountain biking trail complex. Above the fog and below the snow describes our area. At the 3000 foot level of the Sierra Nevada foothills we enjoy a climate that is just about ideal. Winter temperatures are on a par with San Francisco and summer days are warm for the enjoyment of the outdoors and water sports, but at night the wind blows down from the mountains providing Mother Nature's air conditioning. Sleep with the windows open at night in the quiet solitude of a sparsely populated area. No Street lights to mar your view of the heavens, and yes, there really is a Milky Way. Activities and recreation abound in our area. Neighbors know who you are and say HI!

0 Bedrooms
0 Bathrooms
Unknown sqft sqft
1.03 acre (lot size)
Built: Unknown year



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