



\$ 925,000



10095 Birchville Rd, Nevada City, CA 95959

- » Beds: 5 | Baths: 3 Full, 1 Half
- » MLS #: 225055851
- » Single Family | 3,205 ft² | Lot: 30.38 acres
- » More Info: 10095BirchvilleRd.IsForSale.com



Eric Hatch
 (530) 277-3489 (Business)
eric.hatch@c21cornerstone.com
<http://www.erichatchrealestate.com/>

Cornerstone Realty
 10063 Combie Road
 Auburn, CA 95602



Welcome to 10095 Birchville Rd, a beautifully updated home in Nevada City on 30 acres with expansive views, modern finishes, and a flexible floor plan ideal for multigenerational living. The main level features tall ceilings, new vinyl plank flooring, and large windows that fill the home with natural light. The kitchen offers granite counters, custom cabinetry, and a gas range, while the primary suite boasts a bay window, tray ceiling, and spa-like bath with dual shower heads and double vanity. The lower-level ADU has its own private entrance and garage and is thoughtfully designed with a full kitchen and dining area, a living room with stove, two bedrooms, a full bathroom, and laundry hookups. Along with heated floors. Perfect for extended family, guests, or rental income. 3 attic storage areas with pull down ladders. Enjoy morning coffee on the covered view deck or explore the peaceful acreage surrounded by pines and privacy, 14 minutes to downtown Nevada City.

