



\$ 268,000



77 Kirkwood Way, Clipper Mills, CA 95930

- » Beds: 3 | Baths: 2 Full
- » MLS #: 225022317
- » Mobile/Manufactured | 1,680 ft² | Lot: 54,450 ft² (1.25 acres)
- » More Info: [77KirkwoodWay.IsForSale.com](https://www.77KirkwoodWay.IsForSale.com)



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Escape to your own peaceful mountain retreat! This private, well-maintained, 3 bed/2 bath 1,680 sq. ft. manufactured home sits at the end of a quiet lane on 1.25 acres of flat and gently sloped land, perfect for enjoying nature. Gather around the fire pit, relax on the covered front and back porches, and take in the beauty of the surrounding trees. Most of the home has new dual-pane windows, and a whole-house generator ensures year-round comfort with backup power. Central heat and a pellet stove both keep the home warm. The wall AC is only needed on very hot days. A fenced garden, well house, workshop shed, and dog-friendly yards add to the charm. Riding lawnmower included. Conveniently located near a restaurant, gas station, mini-mart, and mini-storage, with scenic mountain lakes just a short drive away for swimming, boating, and fishing. Enjoy seasonal snow, with fun winter adventures nearby. Primary bedroom is large with 2 walk-in closets and a bath with sunken tub. Third bedroom is not pictured due to moving boxes. Don't miss this rare opportunity to own a slice of mountain paradise!

