

# PROPERTY FEATURES

## 22361 Hells Hollow Road S., Groveland, CA

### Property:

- 5.099 Acres
- Zoned RE-5 / Use: Multi Family
- Borders large USFS parcel (365 acres)
- Conveniently located off the Highway 120 corridor - 9.2 miles from Groveland - 23 miles to the Yosemite National Park entrance.
- 2 Homes (one home is currently producing Airbnb income - Incense Cedar Cottage)
- 54' x 40' Shop, preplumbed for a bathroom
- Rustic barn
- 2 RV spots with water, power and sewer dumps (currently producing monthly income of \$700 for each space)
- Solar system produces electricity for the entire property
- Good producing well
- Large garden space
- Small vintage trailer included. Potential "She Shed" or additional guest accommodation.
- Amazing mountain views from the main home
- Privacy, privacy, privacy!!

### Main Home:

- 3 bedroom/ 2 bath
- 1765 square feet
- Recent upgraded remodel throughout
- Stainless kitchen appliances
- Granite countertops
- Bamboo flooring in the main living areas, tile in the bathrooms/laundry room, carpet in the bedrooms.
- Tankless hot water heater
- Luxurious tiled shower in the primary bath
- Barn doors milled out of wood from the property

### Second Home (Incense Cedar Cottage):

- 2 bedroom / 1 bath
- 1200 square feet
- Currently produces \$25,000-\$35,000 per year in Airbnb income
- Can be sold as is with all furnishings, etc. to continue with Airbnb

### Additional Notes:

- Solar system is financed and buyer must qualify for and assume the balance. Approximately \$95,000 with a payment of \$450 per month. End of the year true up has been \$200-\$300. A huge savings over paying P.G.&E monthly bills! Owner will consider giving the buyer a credit or buy down the balance depending on the strength of the buyer's offer.



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