

21011 Morgan Dr.

- 23.6 Miles to Yosemite National Park (32 Minutes)
- 3.5 Miles to Mar-Val Grocery Store (7 Minutes)
- 3.8 Miles to GCSD Fire Department (8 Minutes)
- 5.4 Miles to Tioga High School (11 Minutes)
- 3.1 Miles to Tenaya Elementary School (8 Minutes)

Property Features;

- Asphalt paved property entrance
- 360° home surround shale rock drive / fire break
- Well water holding tank (approx. 1000 gal.) with O-Zone water purification system
- Pre-wired with manual transfer switchbox for whole home backup generator (generator not present)
- Covered / weather protected shelters (Qty.3) - for generator (1) and propane tanks (2)
- Home has an oversized 500 gal. propane tank
- Shop outbuilding has its own separate 250 gal. propane tank
- Home and all outbuildings have matching Englert Brand (LeafGuard specifically) rain gutters and oversized downspouts
- Home and all outbuildings have underground drainage piping from each downspout directing rain runoff far away from developed areas
- Extensive home surround concrete retaining walls for level yard space
- All structures have fire resistant fiber cement siding with boxed eaves

Home Features;

- Single story (Mobile Home)
- 3 bed
- 2.5 bath
- 2,600 sq.ft.
- 5 acre lot
- Year built 2000
- Concrete front entry walks with covered porch
- Covered back deck spanning the full length of the house (no maintenance composite decking)
- Accessible ramp from garage level to back home entrance
- Upgraded York Brand gas furnace – qty. 2 (dual zone central air)

- Upgraded York Brand AC compressor – qty. 2 (dual zone central air)
- Gas water Heater – qty. 2 (dual zone)
- Stackable washer and dryer included
- Stainless refrigerator included
- Gas range
- Built in oven
- Trash compactor
- Garbage disposal
- Large walk-in pantry

Out Buildings;

- Oversized 900 square ft. garage adjacent to home
- Separate oversized 900 square ft. shop building with attached storage room of approx. +300 square ft.
- Shop building has its own toilet and sink
- Both house garage and shop building have finished painted, insulated walls and garage doors
- Both house garage and shop building have propane overhead blown heating system
- Both house garage and shop building have exterior concrete parking pads
- Both house garage and shop building have 120V and 220V outlets
- Oversized insulated well head building approx. 36 sq. ft. with skylight for ease of maintenance
- Well equipped with overload breaker to protect submersible pump
- 3 step filtration after well head prior to entering holding tank
- Water softener + supplemental filtration before entering home and shop building