

New Melones Sunset
19095 Olif Kahl Rd
Jamestown, CA 95327

\$239,000
5± Acres
Tuolumne County



New Melones Sunset
Jamestown, CA / Tuolumne County

SUMMARY

Address

19095 Olif Kahl Rd

City, State Zip

Jamestown, CA 95327

County

Tuolumne County

Type

Undeveloped Land

Latitude / Longitude

37.968521 / -120.479645

Acreage

5

Price

\$239,000

Property Website

<https://www.landleader.com/property/new-melones-sunset-tuolumne-california/53649>



PROPERTY DESCRIPTION

Vacation views from your patio awaits you. Unmatched views of New Malones Lake are breathtaking. Escape the pressures of life, relax, and enjoy the best time of day, a most beautiful sunset followed by the glow of moonlit nights. This is a beautiful plus 5-acre parcel in the prestigious gated community of New Melones Sunset Lake Estates. Improved, ready to build pad includes septic system with passed inspection, and an approximately 33 gallon a minute well with inspection. The driveway has been improved, with extended culvert to improve drainage. Plans for a 2040 sq. ft., single story home approved by Tuolumne County Building Department are available. Enjoy a 5-minute stroll down your property to the water's edge.

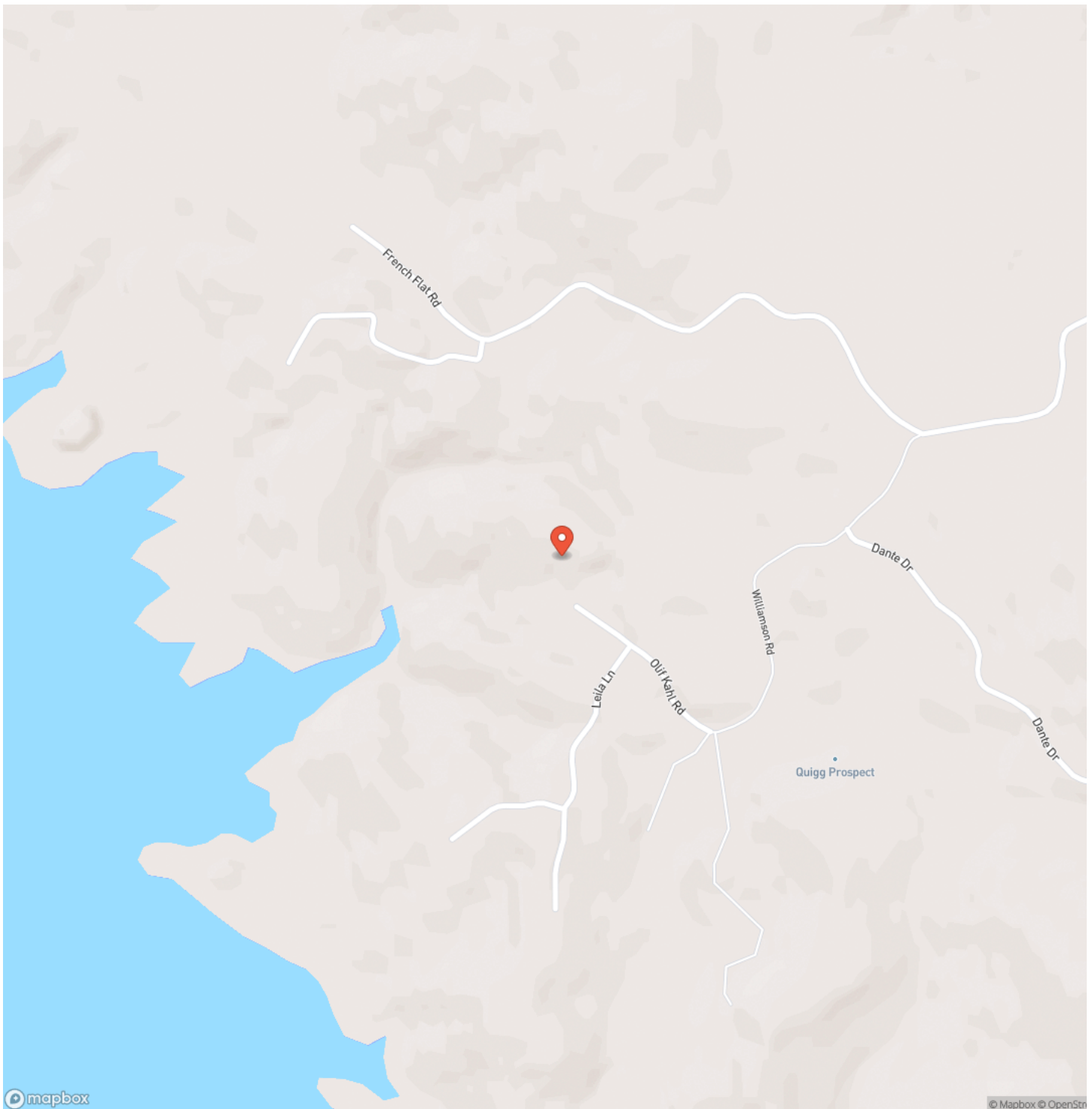
Property Highlights:

- Magical views of New Melones Lake
- Gated
- Driveway in
- Building pad ready to build
- Septic in
- Well in
- Permit for power ready to go
- Sunsets forever

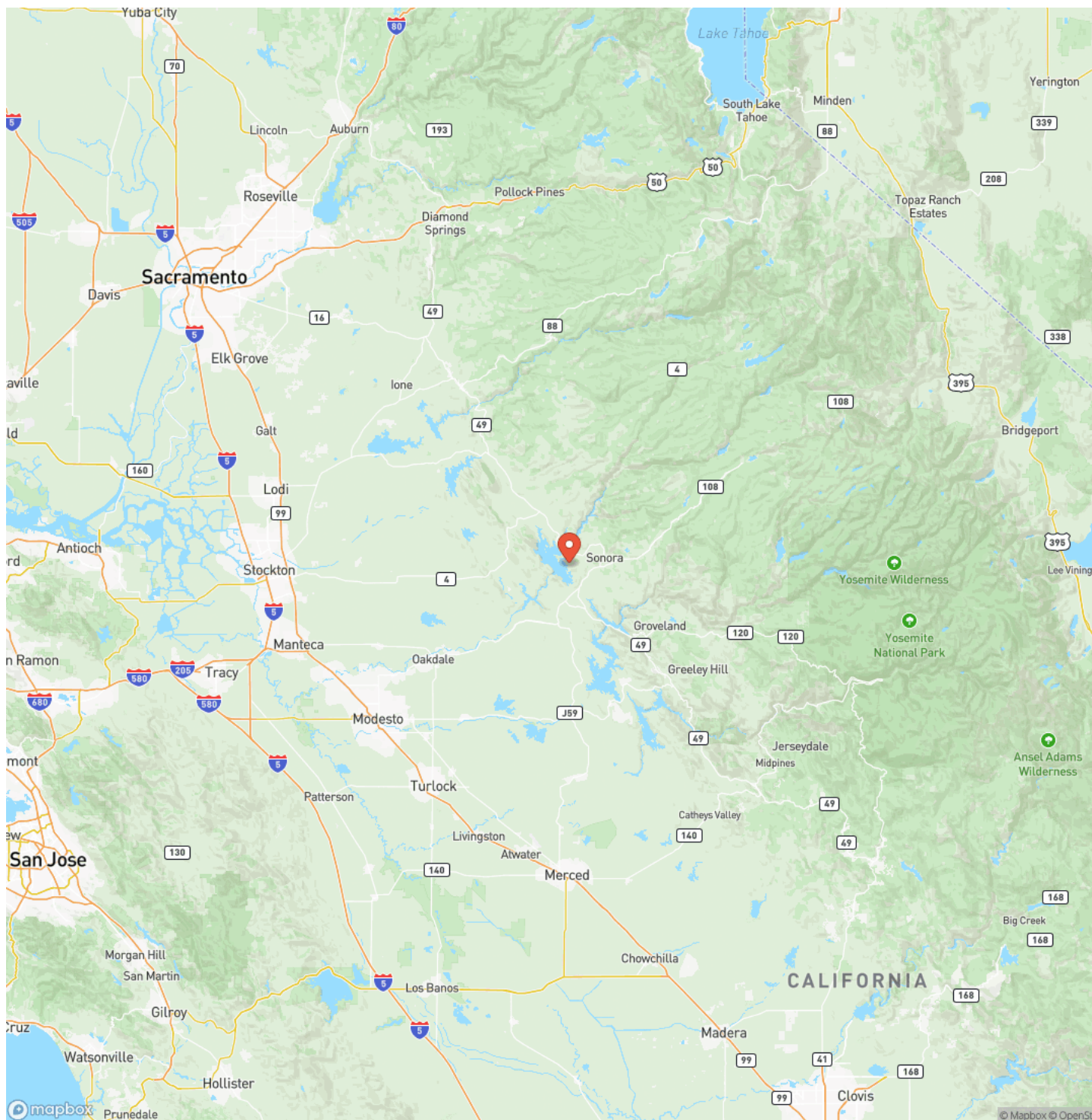
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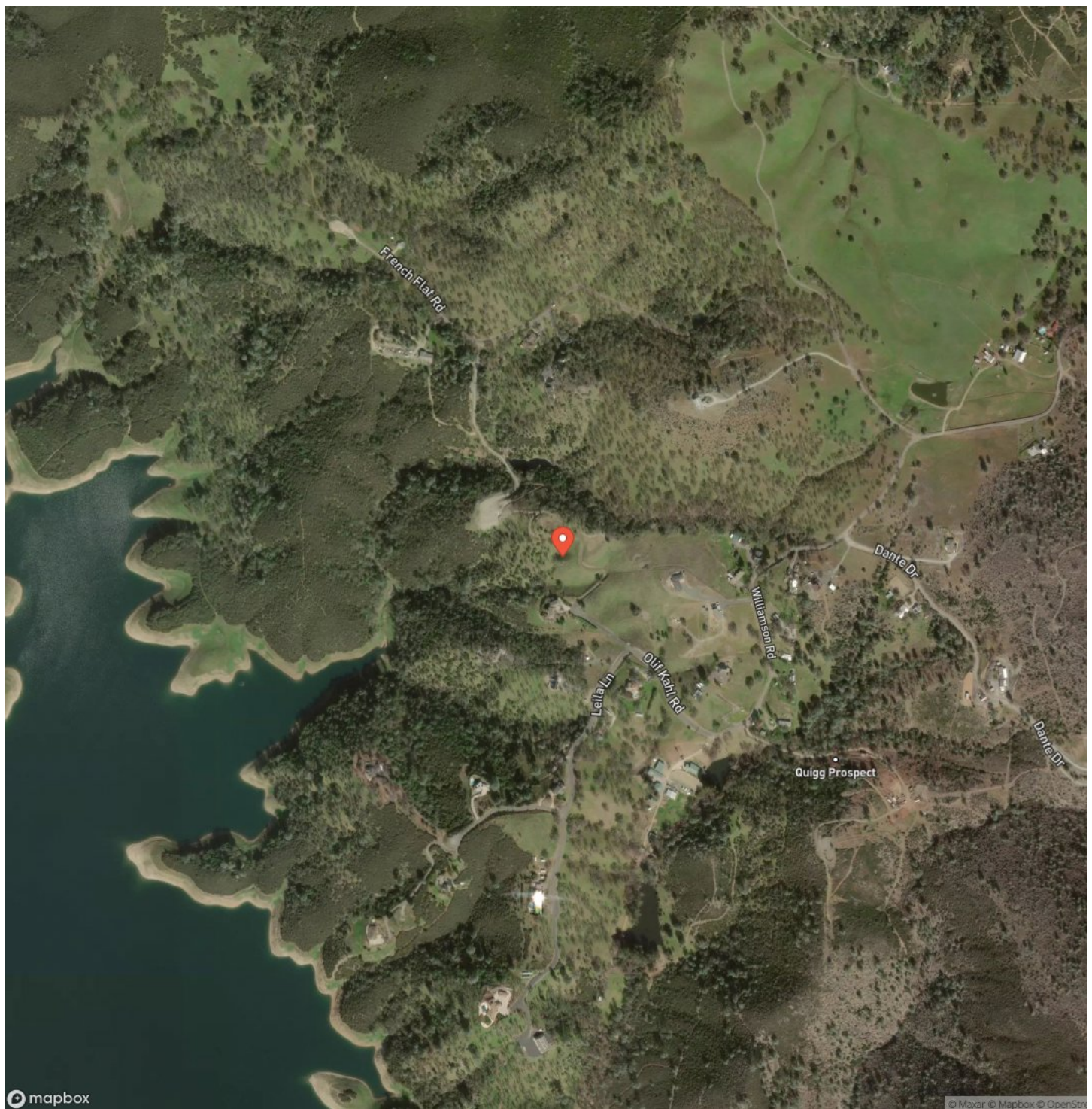
Locator Map



Locator Map



Satellite Map



New Melones Sunset

Jamestown, CA / Tuolumne County

LISTING REPRESENTATIVE

For more information contact:



Representative

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NOTES

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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