

**Unit 13A
Lot 4**

**11981
Trapper
Court**

**Pine
Mountain
Lake**

**1.6 Acre Hidden
Deep in the Forest
yet Cheered by Sunlight**



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& Highlights >>>
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Tranquility Inside...

Split level design with landing at front door and half-flights of stairs up to main level and down to garage.

Tall stacked rock hearth with Regency woodstove and wall of windows highlights open-beamed vaulted pine ceiling over great room.

Kitchen features breakfast bar and lots of counter space. Easy-care laminate counters, dishwasher, disposal, electric cookstove, built-in microwave

Master bedroom: Knotty pine vaulted ceiling over spacious 17' X 13' sized room. Tub/shower. Private access to 18' X 12' deck

Laundry, counters and cabinets in room adjacent to hall bathroom
Clear pine door casings.
Oak finish interior doors.
Medium-light stained oak cabinets
Light-colored woven wood window coverings in bedrooms & kitchen
Hydronic heating coupled with central propane furnace; central electric air conditioning.
Clean & airy;
light-filled & lightly used!

Built in 1991 by Dennis Quigley
See attached Floor Plan



... and Outside

Extremely secluded on 1.68 acres at end of cul de sac. Restful forest vistas from two decks under tall cedars and pines. Main deck of approx 500 sq ft wraps from front door around to face North views, and to back side with shady area adjacent to dining area sliding door. Stacked rock hearth reaching up two stories adds drama to the deck.

Extra-large 28 ft deep X 25 foot garage under house. Use part of it as a game room.
More storage area under house.

With Extras

Most furnishing, appliances and personal property negotiable.
Asphalt driveway winds up from Trapper Court, then straightens and levels near the house and garage.
On private septic, so no sewer fees.
GCSD water, Suburban Propane
Fresh sealant on redwood decks. Pest inspection done in August 2011
Lot Dimensions: 62' x 407' x 479' 296'
Property adjacent to the South is a 6 acre parcel in Yosemite Acres Subdivision.

One mile West to Marina Beach or one mile North to Lodge Beach

