



# LAKE FRONT



**With True Blue Views & Deep Water Dock**

Public water and sewer from GCSD. Central electric heating and air conditioning with living room heat augmented by a corner pellet stove, and pellet stove in downstairs game room

**Garage** is extra large. It has a rear door to back deck. Driveway is concrete

**What's New in 2010?** Exterior painted and all interior too. All new carpet and "wood-look" floors (looks like wood but is more durable laminate). New light fixtures and appliances. Gravel driveway widened and resurfaced. Walkway to water widened and graveled

Trees and brush thinned to open up views and comply with

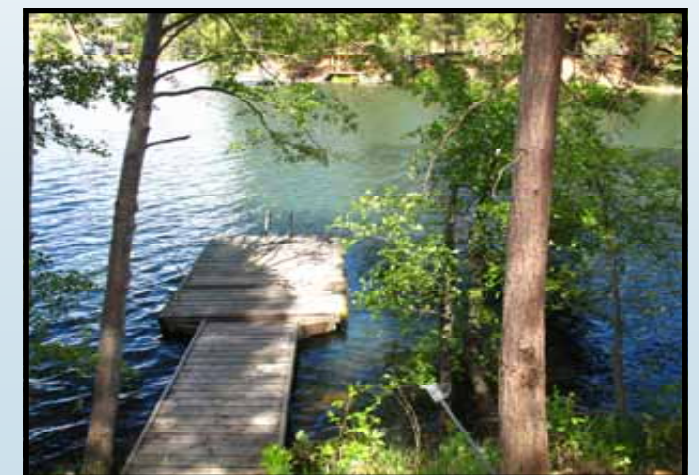


**20164 Lower Skyridge Drive  
Unit 15, Lot 92, Pine Mountain Lake  
4064 Square Feet, 2 Car Garage  
6 Bedrooms, 4 Bathrooms, Game Room, Den, extra Kitchen**



## Pine Mountain Lake

Homeowners have use of a private lake with three sandy beaches, boat marina and large lawn and barbecue area, 18-hole championship golf course and Pro Shop, six tennis courts, equestrian center, hiking trails, fisherman's cove, Country Club restaurant and bar, security gates, 24-hour security patrol. Tuolumne County Airport in NE corner of Pine Mountain Lake  
25 miles to Yosemite National Park



Listed By: **Lauree Borup**  
Broker-Owner, E-Pro, SRES, CRB, GRI  
CRS- Certified Residential Specialist  
Resident of Groveland since 1977  
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**Kitchen** is completely open to the great room with easy flow around the large tiled bar. Acres of counter space for extra cooks and laying out buffet meals. Oak cabinets, recessed lights, pantry closet, lots of drawers. New cooktop and ovens.

“Looks-like-oak” laminate floors, vaulted ceilings, and two sliding doors to deck. Spacious dining area will fit the largest table, and tiled bar will fit seven barstools. Den with built in shelves could convert to a media room or sleeping room.



### What Sets This Home Apart

Not many lake fronts have a level driveway in front of the house, and no stairs from the garage to the entry level

All rooms have exquisite lake or forest views

It is a rare home that has SIX bedrooms in Pine Mountain Lake—even four bedroom houses are rare!

Big decks on all three levels for maximum enjoyment of the outdoors

Sauna and double whirlpool tub in master suite

Gigantic walk-in pantry opposite kitchen >

Lots of storage closets throughout the house, and two storage areas underneath



### More Features You'll Love

Dramatic roofed and tiled outside entry that provides cover between the garage and front entrance door

Soaring pine entry ceiling

Skylights in great room

If you need a bedroom for someone who can't handle stairs—just convert the main level den for sleeping. There's a full bath for it

Low maintenance, natural forest landscaping—just keep the pine needles raked

Extra-large garage for boat parking in winter

Intercoms for music or calling from floor to floor

Pellet stoves in the two “living areas” - extra heat where you need it



### Retreat to the master suite!

Soak in the double Jacuzzi tub, heat up in the sauna, refresh yourself on the private deck. Tub and sauna in one room -and separate master bathroom has sinks, toilets and shower.



### Private Relaxation



### Five More Bedrooms

This is only one of them>



### Downstairs Game Room & Kitchen

Plus huge laundry/utility room, two more bedrooms, and a full bath. Pellet stove on stone hearth. Pool table included. Large deck wraps around three sides.



### Four Full Bathrooms

One on the entry level, two on the second level, and one downstairs with the game room and two more bedrooms.

