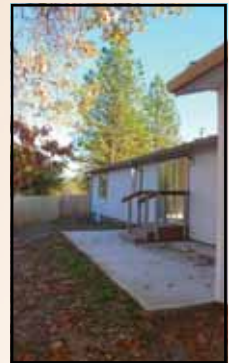




**THE COMMUNITY**  
**Yosemite Vista Estates**



**THE**  
**HOUSE**



**INSIDE 22877**  
**Parkwood Drive**

**OVER >>>**

# Yosemite Vista Estates

Lot 79, 22877 Parkwood Drive, .22 Acre

**Never Lived In**

**3 Bedrooms and 2 Bathrooms    1300 sq ft**  
**24 X 20 Feet Attached Garage**

## Safe, Quiet, Scenic, Affordable

Lot size is **.22 acre** and fee simple ownership of the lot is included in the price— no extra space fees and no worry about rent increases! The Homeowner's Association dues are \$85 per month. Both water and sewer are provided by the YVE community systems at the very reasonable rate of \$72 per month, plus a reserve for improvements.

A clubhouse and solar heated **swimming pool** are shared by the homeowners.

The community currently has 58 homes, and this is the only newer one for sale.

**Yosemite Vista Estates** is a planned community where 80% of the home buyers must be at least **55 years of age**. Residents under 18 years old are not allowed. Due to an active Neighborhood Watch program, the incidence of crime is almost non-existent. For more information call the Yosemite Vista Estate Homeowners Association at (209) 962-5988.

**Views** of surrounding mountains and pastures are delightful. Neighbors are the US Forest Service, Yosemite Rose Bed & Breakfast and the new Tuolumne Trails special needs kids camp.

**Yosemite National Park** is only minutes away. All power lines are underground. CalFire provides fire protection. A fire hydrant is located a few feet away from this house.

## New, Upgraded, Accessible, Comfortable

This 2006 Silvercrest manufactured home is set on a permanent concrete stemwall **foundation**. The HardiPlank fiber cement siding is fire and termite resistant. The attached **garage** is finished with painted sheetrock inside and an automatic door opener. It is two steps up to the door to the kitchen, plus there's a separate door to the back patio.

**Kitchen** features General Electric appliances: a propane cookstove, dishwasher and microwave.

A petite breakfast bar for two divides the kitchen and dining area. Counter top is formica edged with Corian, and backsplash is orian. Ceilings in the entire house are **vaulted**.

The **laundry** is in a separate 9 foot X 6 foot room with space to add a freezer or extra closet. A walk-in closet provides plenty of storage in the 14 ft X 12.5 ft **master bedroom**.

Central propane **heat** and central electric **air** conditioning provide year-round comfort. Mini **blinds** cover all the windows.

**Also:** 2 ceiling fans, attic fan with thermostat blows out hot air, 200 amp electrical service, partially fenced backyard, concrete patio with Trex landing and steps, non-slip surface on rounded front entry steps.

The front property corners are in the middle of Parkwood Drive.

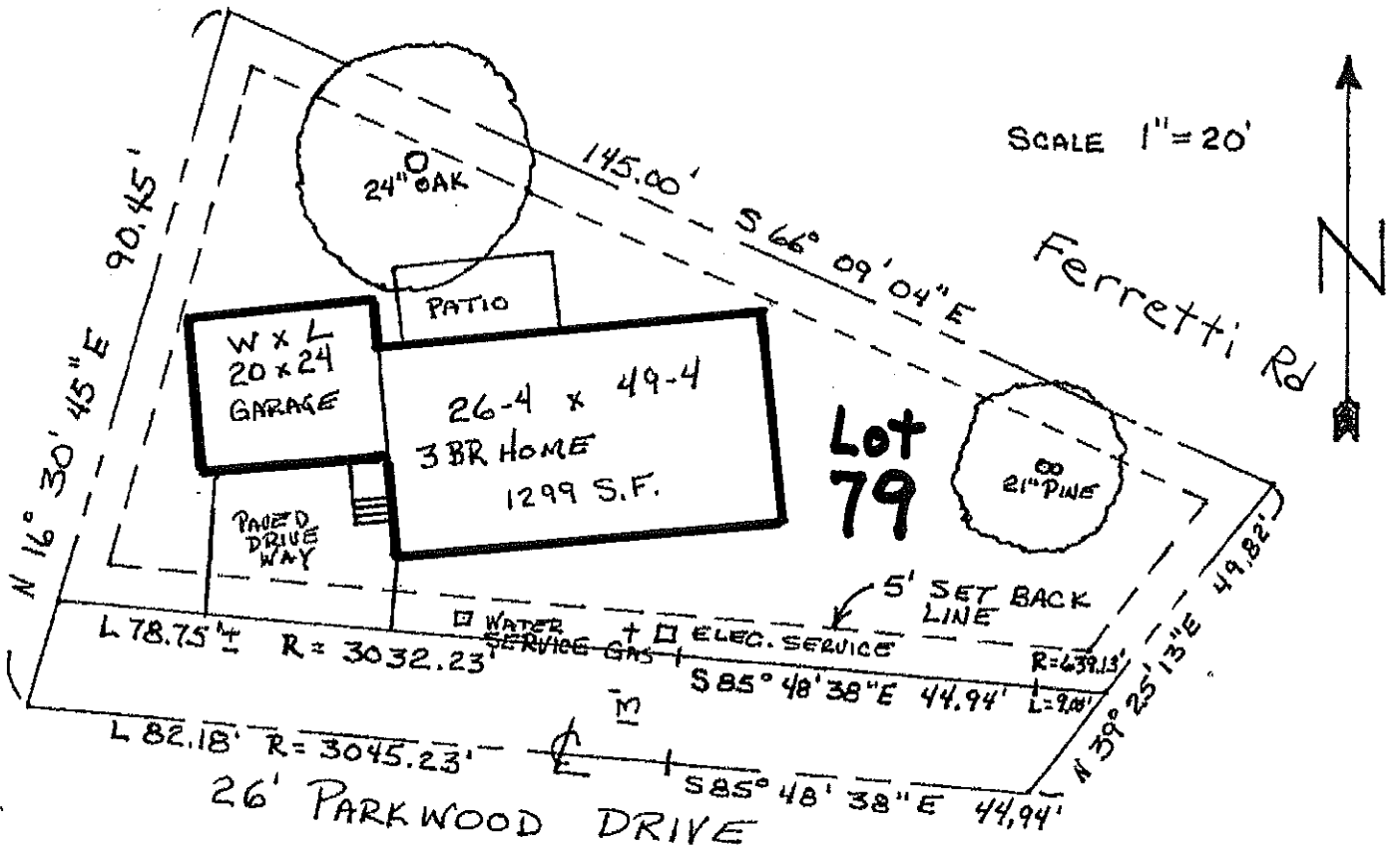
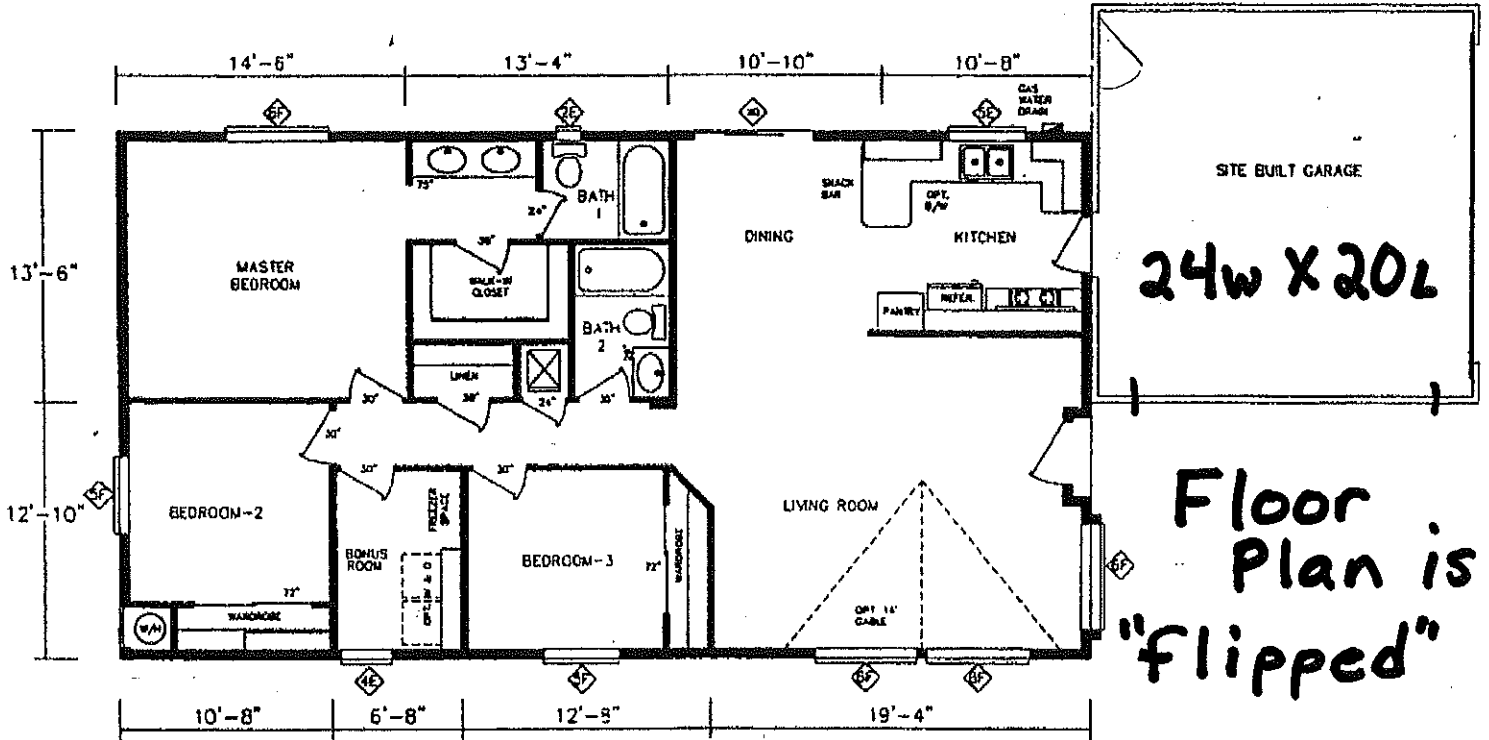
## Features

**Affordable \$119,000**



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# 22877 Parkwood



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 LOT 79 A.P.N. 066-800-12