



House for Sale in Nevada City Cohousing 505 Redbud Way

Nevada City:

Enjoy small town living in historic Nevada City California. Short walk to shops, restaurants, local entertainment, parades, street fairs, Farmers' Markets, local charter schools, civic and community events.

Nevada City Cohousing:

Nevada City Cohousing is a picturesque 11 acre village with vegetable gardens, fruit trees, a creek and 6 acres of mostly undeveloped forest. Shared facilities include off street parking, a workshop, pool, hot tub and a Common House that includes a dining room and full kitchen, guest rooms, kids and teen rooms, laundry facility, and rooms for music, yoga and various other leisure activities. Kid friendly!

Home Exterior

505 is located in a quieter section of homes by the undeveloped forested "back six". A sunny front yard with terraced gardens held in place by a handmade rock wall and bordered by slate steps. Includes a variety of seasonal plants, a hybrid apple tree and grape vine, that provide ample porch shade during summer months. The back yard also has a garden and a back deck with views of local trees, a seasonal creek and a clear view of the community vegetable garden.

Home Interior

1190 sq' living area; 595 sq' three room basement storage area.

Living space includes an open designed dining/ living & kitchen area; 2 bedrooms; 2 bathrooms, and a full size office. The kitchen has a gas stove; light maple cabinets; breakfast bar and a warm colored marmoleum floor. Living room & dining room has a new maple wood laminate floor. Storage features include a linen closet; a spacious under stair storage area; a utility closet with

washer and dryer hook up; and a 400 sq' attic with ladder access. Efficient eco-friendly features including solar power (\$5 month electric bill) efficient insulation and soundproofing (insulated double wall barrier between attached townhouse units); on demand hydronic heating and well placed windows for maximum light.

Price: \$350,000 or best offer (will consider owner financing)

Contact: Clif or Carolyn Mackinlay

(530) 575-7666

E-mail: thccmac@yahoo.com



① UNIT B FLOOR PLAN
2+ BEDROOM TOWNHOUSE:
1190 SQ.FT.