

# FOR SALE

## \$425,000



### PROPERTY FEATURES:



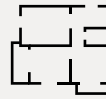
2 Bedroom



1 Bathroom



Private Lakes



1,312 Sq Ft



Private Airport

### ABOUT:

Ready for a private mountain retreat, not far from town, in a private airport community with three private lakes? Freshly remodeled with added AC, Hardie siding, and all brand new appliances. Truly, TURN KEY!

An oversized garage offers a shop area. Consider building your dream home and renting this out, or for kids/in-laws! OHV trails up the road. Kayak, fish, hunt, and fly! Even a weekend cafe at one of the lakes!

### CONTACT DETAILS:



725-600-0272



Property@TheGatsbyGroup.com



thegatsbygroup.com/properties

## *PROPERTY DETAILS:*

This home is located within a private aviation community in the foothills of Placerville, CA, offering a rare blend of privacy, convenience, and lifestyle amenities. Despite the peaceful setting, the property is less than 30 minutes from all essential shopping and services, including Target, Home Depot, Safeway, Tractor Supply, Chipotle, TJ Maxx, and more.

Situated across the canyon from the renowned Apple Hill region and within an easy day trip to South Lake Tahoe, the location is ideal for both recreation and daily living. Owners and guests can fly directly to Tahoe using the community's private airport. The community features a small HOA without the restrictive regulations often associated with larger developments. Residents enjoy access to three private lakes, along with a seasonal café at Finon Lake that is open Friday through Sunday. Reserved campsites are also available to the public, making it easy for friends and family to visit.

The property sits on two private acres and offers strong future expansion potential. El Dorado County allows a detached accessory dwelling unit of up to 1,600 square feet, creating an excellent opportunity for a rental, Airbnb, in-law suite, or guest house while building a future primary residence. The existing home also allows for expansion, making it an ideal option for a young family to start comfortably and grow over time while keeping costs controlled.

In addition to the home's extensive upgrades, the surrounding area is benefiting from a nearly completed \$100-million bridge infrastructure project. This major improvement enhances accessibility and positions the community for long-term appreciation as the region continues to develop and gain attention.

### Details:

- HOA: \$525 annually (**Swansboro Country Property Association, Inc.** <https://scpoa.info/>)
- Private airport access for HOA members and guests ( **Call Robert for landing 530-409-2064**)
- Airplane hangar rentals available ([swansboro.aero](https://swansboro.aero))
- Three private lakes for HOA members and guests
- 2 acres ( Parcel# 085-382-002-000)
- 1,312 sq ft with room to expand or build an additional residence
- Oversized two-car garage, approximately 31 feet long

Airport Details here:

<https://adip.faa.gov/agis/public/#/simpleAirportMap/01CL>

### Major Updates & Improvements

- Mini-split AC systems in the main living area and each bedroom
- Added bathroom heat
- New kitchen countertops and backsplash to complement the kitchen update
- All new flooring throughout
- Updated railing and stairs
- Fully updated bathroom
- Hardie board and batten siding on home and garage for longevity and fire resistance
- New roofing on the home and garage
- Entire Home, garage, and deck painted with Sherwin-Williams
- Tree work completed for fire safety
- All new LG appliances, including a full-size washer and dryer













