

\$499,000 - 3600 Lou Allen Lane, Cool

MLS® #224006579

\$499,000

Bedroom, Bathroom, 1,743,271 sqft
Land on 40.02 Acres

N/A, Cool, CA

Indulge in the splendor of this expansive 40+ acre open property, boasting a captivating park-like ambiance and breathtaking panoramic views. For the first time in generations, this cherished land is being introduced to the market, a rare opportunity to realize your vision of a dream family compound, ranch or invest in the creation of future estates. Immerse yourself in the natural wonders that abound on this property, including sprawling pastures, a seasonal creek near road, and a year-round abundant spring, all of which contribute to its unique allure. With essential utilities already in place, including septic, a well, and electricity available from a previous residence lost to a wildfire, this property is primed and ready for your aspirations. A meandering road traverses the ranch, providing convenient access to every corner of this remarkable parcel. Positioned along Hwy 193 and Lou Allen Lane, the front of the land offers prime visibility, while the main piece extends across to a circle drive, encompassing 3.5 acres of incredible potential. Whether your vision includes a luxurious ranch, Family compound, stately estates, or new home, this property stands ready to accommodate your dreams & aspirations. Don't miss the chance to make this exceptional canvas your own.



Essential Information

MLS® #	224006579
Listed Price	\$499,000
Square Footage	1,743,271
Acres	40.02
Type	Land
Sub-Type	Residential Acreage
Status	Active

Community Information

Address	3600 Lou Allen Lane
Area	12902
Subdivision	N/A
City	Cool
County	El Dorado
State	CA
Zip Code	95614-9409

Amenities

Utilities	Propane Tank Owned,Internet Available,Water Available,Natural Gas Available,Water Connected
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Exterior

Lot Description	Pond Seasonal,Corner,Stream Seasonal,Meadow East,Meadow West
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School Information

District	Black Oak Mine
Elementary	Black Oak Mine
Middle	Black Oak Mine
High	Black Oak Mine

Lot Information

Septic Fields	Septic Available,Septic Tank
Water	Private Well,Domestic Well With Pump,Irrigation District,Stream Seasonal,See Remarks
Development Status	Raw Land,See Remarks

Additional Information

Date Sold	January 22nd, 2024
Zoning	Agricultural/Residential,Residential

Listing Details

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MetroList All measurements and all calculations of area (i.e., Sq Ft and Acreage) are approximate. Broker has represented to MetroList that Broker has a valid listing signed by seller authorizing placement in the MLS. Above information is provided by Seller and/or other sources and has not been verified by Broker. Copyright 2024 MetroList Services, Inc.

Listings marked with V* indicate the seller is willing to entertain offers within a Listing Price range. For example, a Price of \$140,000-\$170,000 indicates the seller will entertain offers from \$140,000 to \$170,000.

Listing information last updated on May 19th, 2024 at 3:31am PDT

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