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

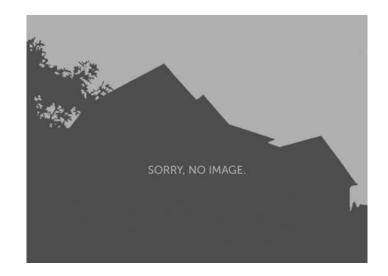
MLS® #224006579

\$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

Exterior

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

School Information

District

Elementary

Middle

High

Black Oak Mine

Black Oak Mine

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 StatusRaw Land, See Remarks

Additional Information

Date Sold January 22nd, 2024

Zoning Agricultural/Residential, Residential

Listing Details

Listing Office RE/MAX Gold

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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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