

# \$350,000 - 1642 The Point Road Lot 297, Meadow Vista

MLS® #224008651

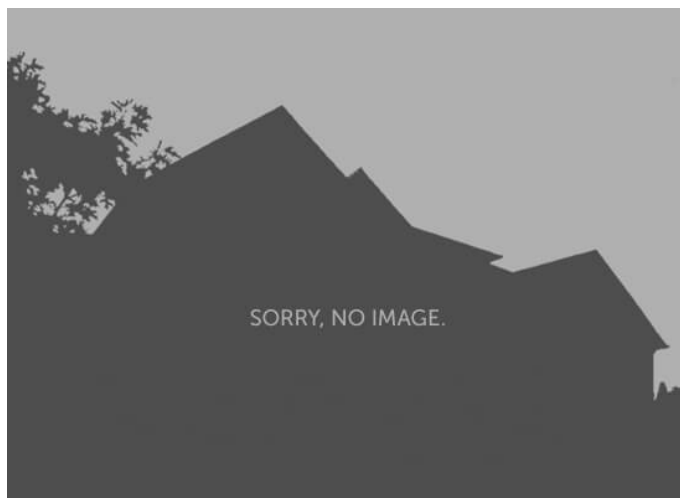
---

## \$350,000

Bedroom, Bathroom, 52,272 sqft  
Land on 1.20 Acres

Winchester, Meadow Vista, CA

This Winchester Country Club East facing 1.2 Acre lot is on the 8th hole of the golf course. Lot 297 is perched above the green and can accommodate a main floor living design with a short walk to the community walking path and future mailbox - see the site map attached. Custom design your dream home or use the included design concept by HMA. 1 of 4 lots in phase 4 offered by this seller from developer inventory. Phase 4 is the most recent developer release. Winchester has underground public utilities, paved public roads, dog friendly walking paths and an HOA Swim & Tennis Club with 24/7 security patrol. Lot owners may use the HOA facilities included in the \$240/month dues, offering pickleball, a heated jr. Olympic size pool, a hot tub, tennis courts, olympic grade bocce ball courts and social activities. Winchester Golf is an elective membership with options starting at \$125 per month that include the fitness center, group classes and member events. Financing, architect and builder referrals available. Winchester is below the snow line yet just 40 minutes to Lake Tahoe ski resorts and just 40 minutes from Sacramento Int'l Airport and downtown.



## Essential Information

MLS® #	224008651
Listed Price	\$350,000

Square Footage	52,272
Acres	1.20
Type	Land
Sub-Type	Residential Lot
Status	Pending Bring Backup

**Community Information**

Address	1642 The Point Road Lot 297
Area	12302
Subdivision	Winchester
City	Meadow Vista
County	Placer
State	CA
Zip Code	95722

**Amenities**

Utilities	Cable Available,Public,Underground Utilities,Internet Available,Water Available,Natural Gas Available,Phone Available
-----------	-----------------------------------------------------------------------------------------------------------------------

**Exterior**

Lot Description	Close to Clubhouse
-----------------	--------------------

**School Information**

District	Placer Union High
Elementary	Placer Hills Union
Middle	Placer Hills Union
High	Placer Union High

**Lot Information**

Septic Fields	Holding Tank,Public Sewer,Septic Needed,Sewer Available,See Remarks
Water	Public
Development Status	Improvements Complete

**Additional Information**

Date Sold	April 29th, 2024
Zoning	Residential,Single-Family
HOA Fees	240
HOA Fees Freq.	Monthly

**Listing Details**

Listing Office

Nick Sadek Sotheby's International Realty

By searching you agree to the Terms of Use.

**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 12:32am PDT

[Terms of Use.](#)