

# \$350,000 - 1682 The Point Road Lot 301, Meadow Vista

MLS® #224008652

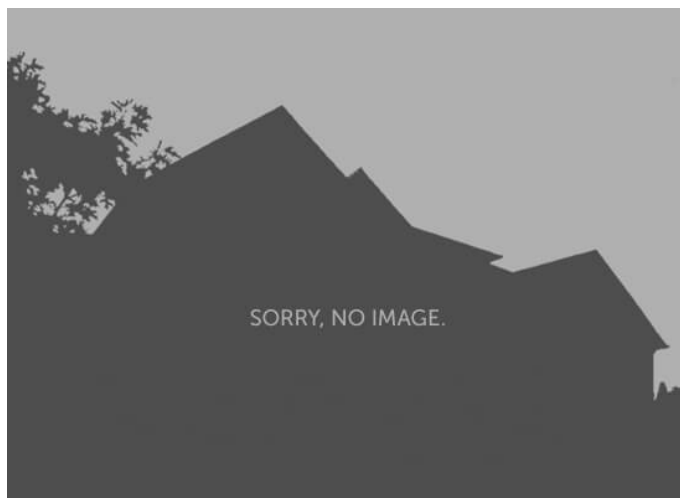
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## \$350,000

Bedroom, Bathroom, 43,560 sqft  
Land on 1.00 Acres

Winchester Club Dr, Meadow Vista, CA

This Winchester Country Club North East facing 1.0 Acre lot on the 7th hole of the golf course looks out over golfers to the Sierra Nevada Mountains. Lot 301 sits above the golf course with privacy from the golfers while capturing views of the mountains and forest. It can accommodate a single story design within feet of the community walking path. Sherman Homes has walked this lot and can give buyers an idea of costs to build. 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, 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 includes 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® #	224008652
Listed Price	\$350,000

Square Footage	43,560
Acres	1.00
Type	Land
Sub-Type	Residential Lot
Status	Active

**Community Information**

Address	1682 The Point Road Lot 301
Area	12302
Subdivision	Winchester Club Dr
City	Meadow Vista
County	Placer
State	CA
Zip Code	95722

**Amenities**

Utilities	Cable Available,Public,Underground Utilities,Internet Available,Water Available,Natural Gas Available
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**Exterior**

Lot Description	Close to Clubhouse
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**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,Sewer Available,See Remarks
Water	Public
Development Status	Design Review Required,Lot Build To Suit

**Additional Information**

Date Sold	February 2nd, 2024
Zoning	Residential
HOA Fees	240
HOA Fees Freq.	Monthly

**Listing Details**

Listing Office

Nick Sadek Sotheby's International Realty

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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.

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Listing information last updated on May 18th, 2024 at 12:02pm PDT

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