

COYLE SPRINGS LOT



\$ 4,500



19136 Coyle Springs Rd., Hidden Valley Lake, CA 95467

- » MLS #: LC22032629
- » Land | Lot: 7,788 ft²
- » .18 OF AN ACRE
- » SOILS ANALYSIS, WATER & ELECTRICITY AVAILABLE (HOOK UP FEES)
- » VIEWS OF THE MAYACAMA MTS.
- » More Info: 19136CoyleSpringsRd.IsForSale.com



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CENTURY 21 Epic
18983 Hartmann Road
Hidden Valley Lake, CA 95467
(707) 987-3800

Lovely, flat lot in the upper section of Hidden Valley Lake community with views of the MayaCama mountains. Family, friendly quiet neighborhood close to Ravenhill Park. 60 x 125 x 73 x 118 lot with Soils analysis on file for an approved Alternative Seepage Trench System, electricity and water at street (HOOK UP FEES). Hidden Valley Lake is a gated community with numerous amenities. It is located 2 hours north of San Francisco and 1 hour north of the Napa Valley. This emerging, wine country community offers a 102 surface-acre lake for your fishing and swimming enthusiasts with 2 sandy beaches, volley ball court, BBQ's and grassy lawns to sun bathe. Enjoy the community swimming pool offering lap swim, water aerobics and seasonal swim lessons. A marina can house your pontoon boat and take your dog to our beach dog park with a fishing dock. Two tennis courts are adjacent to the professional 18 hole golf course and home to the new, 7 million dollar restaurant, bar and banquet facility slated to open 2025. Up on Powder Horn Rd. there are horse stables with barns and trail rides. Numerous small parks and hiking trails are located throughout the 35 miles of private roads and 3,200 homes. On the perimeter of the community is a public campground and baseball diamond. In addition, you'll have peace of mind knowing you have 24 hour security throughout the community.

