

## STAGECOACH SWEET!



\$ 320,000



2426 Stagecoach Canyon Rd., Pope Valley, CA 94567

- » Beds: 3 | Baths: 2 Full
- » MLS #: LC22018160
- » Mobile/Manufactured | 1,413 ft<sup>2</sup> | Lot: 11,667 ft<sup>2</sup>
- » .26 OF AN ACRE
- » LEVEL LOT WITH TREES IN PARK LIKE SETTING
- » More Info: [2426StagecoachCanyonRd.IsForSale.com](http://2426StagecoachCanyonRd.IsForSale.com)



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

Stagecoach Sweet!! Tucked away in the heart of Napa Wine country sits this 3/2, 1,413 SF home. Just minutes from the fiords of Lake Berryessa you'll find this peaceful retreat featuring new counters & backsplash, flooring, light fixtures, and fresh paint throughout. Next to your 2 car garage find a Majestic Oak for a swing and plenty of yard for children to play and host a BBQ. Park in your spacious driveway with room for RV, boat, jet skis and extra vehicles. Situated next to a corner vacant lot you'll find room to roam or hike down to the river and Berryessa Estates campground. Location, location, location, Berryessa Estates is centrally located between Middletown, Pope Valley and St. Helena. Join the local Property Owners' Association and currently for \$150 per year, have access to the 2 campground areas and seasonal marina boat launch! It's a great place to fish, kayak, picnic, exercise the dog and get your fresh air! The campground areas are on Putah Creek, a main tributary to Lake Berryessa. This is a rural subdivision at the northern edge of Napa County and offers the most reasonable pricing for homes in the Valley. Great area for a vacation home (no short-term rentals unless already permitted), a rural getaway or full time country home!

