



14314 Manion Canyon Road, Grass Valley, CA

Picturesque & peaceful hilltop haven w/ "see forever" **VIEWS**

MLS #224003852



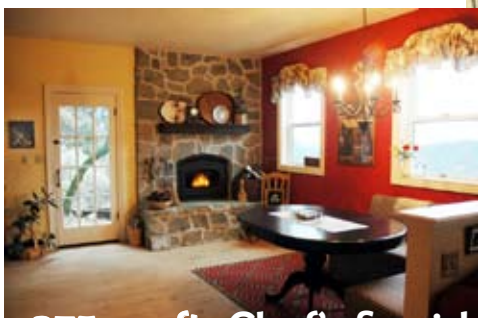
2 bedrooms + Office, 3 full baths, detached 2-car garage + workshop/studio, 2655 sq. ft., 19.08 acres

Quoted as a design expert in national media including:

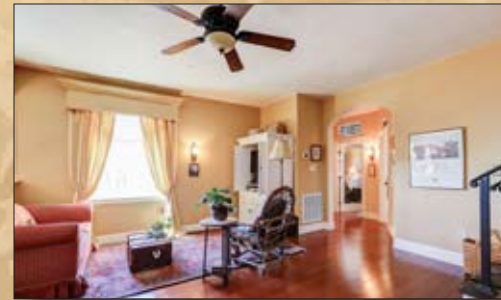


...this distinctive home was created as the personal residence of its interior designer owner. The southwest hilltop setting of this 19+ acre parcel affords truly stunning long-range (20+ mile!) views to the next county. Timeless European yesteryear inspiration inside/out. Carefree landscaping amidst deer & rabbits, this tree-studded property is still in its natural state & offers ag/vineyard potential. Sunny days and tranquility abound in this primo **Wine Country destination** situated in the quaint Sierra foothills town of Grass Valley, est. 1851 (California's Gold Rush era).

Homeowner is downsizing/relocating -- **MOST MAJOR FURNISHINGS AVAILABLE**



375 sq. ft. Chef's fireside eat-in kitchen



Features include:



- **Chef's eat-in kitchen:** AGA 6-burner/2-oven (multi/convection) range from England, soapstone farmhouse sink, butcher block island w/ copper sink, KitchenAid dishwasher, bespoke Alder cabinets, walk-in pantry
- **TWO Master bedroom en suites** – "His & Hers" – each with its own full bath plus walk-in closet, convenient upstairs laundry (in "His" bath)
- **2 fireplaces** (kitchen + master bedroom)
- **Formal Dining Room featured in design article on realtor.com™**
- **Separate downstairs bedroom w/ en suite** in its own 1-story wing, ideal for guests OR as downstairs Master (currently "the library")
- **Dedicated Home Office with VIEWS**, two landlines, Cat5 (Ethernet), owner uses mobile hotspot device, could be ideal yoga/workout space
- **Detached 2-car garage + sheetrocked workshop** w/ sep. entrance
- Long private drive ensures privacy (house not viewable from street)
- Savor spectacular sunrises & sunsets from this S/W hilltop setting
- **Secluded feel yet neighbors are nearby, and it's only a scenic 10-min. drive into town** with movies, restaurants, shopping. Downtown Grass Valley and adjacent Nevada City offer upscale dining, art galleries, live theater, artisans, boutiques, antique shops, local farmer's market, etc.
- **1+ hour to Sacramento Int'l. Airport**, 1.5 hrs to North Lake Tahoe

Colorful & tasteful interior has distinctive elements throughout, all of which are either antique or vintage-inspired, incl. owner-designed custom tiles. Stargaze while lying in bed from this unobstructed 3100' elevation (BELOW "the snowline"). Peaceful courtyard offers outdoor dining w/ views of Tahoe peaks. Construction upgrades abound, hand-troweled walls, 9' ceilings, solid wood flooring, (real!) iron, stone & copper, custom cabinetry...& MORE!

DEVELOPMENT potential includes:

- 1200 sq. ft. granny unit (already incorporated into septic design)
- Vineyard/other ag -- irrigation stubbed in, 15 GPM, 2500 gal. holding tank
- One or more treehouses
- Outbuildings, pond, pool, OR...? So many possibilities with 19+ acres
- Vacation rental -- a neighbor's **part-time** vacation home generates **\$60K/yr.**



SEE pics/close-ups on **these film location webpages:**
RdesignConsultations.com/GVhilltop.htm



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