



14314 Manion Canyon • Grass Valley, CA

Hilltop Wine Country Retreat with **V I E W S**

Year 'round getaway and/OR vacation home rental potential

Neighbor w/ the same **VIEW** has generated this recent vacation home rental income:

THEIR RENTAL DATA (house built in 1980, steep hillside/no land to expand, 2 bathrooms):

\$33,733 revenue generated June 2021 - December 2021

\$61,201 revenue generated January 2022 - December 2022

\$11,833 revenue generated January 2023 - April 2023

Owners lived here part-time, occupancy rate 66% (95 nights booked) for 2021 and 52% (137 nights booked) in 2022 - **AVERAGE NIGHTLY RATE: \$203 - \$364**

Excellent vacation home rental potential for THIS property:

27 yrs. NEWER than the neighbor's (2007) w/ high-quality construction, incl. numerous upgrades. 19.08 acres including appx. 4.5 acres with prime expansion potential atop this sunny S/W hill

Tranquility • **VIEWS** • just minutes to town • "yesteryear" charm...& nature abounds!

- **DEVELOPMENT possibilities includes:** 1200 sq. ft. ADU (already factored into septic design), garage and/or adjacent sheetrocked workshop conversion (and/or add 2nd story?), outbuildings, treehouse(s), pond, swimming pool...OR...? Vineyard potential as zoning is Residential Ag, 15 GPM well/holding tank + some preliminary irrigation infrastructure stubbed out (plus add't. treehouse possibilities in the forested portion of the land at the base of the property)
- All major rooms face out onto the 20+ mile long-range **VIEWS**, carefree minimal landscaping
- 3 distinct dining/entertaining areas, including fireside (wood-burning) eat-in kitchen
- Formal dining room (created for evening entertaining) featured in design article on **realtor.com** (owner also quoted broadly as a design expert in the national media)

Just as our 1880s era Victorian B&Bs here locally are perennially popular with tourists, **this interior designer's own bespoke residence** features antique & vintage-inspired styling throughout -- the warmth & uniqueness will heighten booking appeal and provide a more memorable guest experience.

Most major FURNISHINGS available, many were purchased exclusively for this home, including **dedicated Home Office** -- with Cat5 wiring, 2 landlines, and excellent wi-fi connectivity (via mobile hotspot)



CLICK here to learn more about this property on its (film location) webpages **featuring:**

- Overview of this popular 4-seasons tourist region
- Additional informational downloads (.pdfs)
- OODLES of pics -- inside & out -- including **close-ups** of all the bespoke, antique & vintage-inspired details throughout



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Including EXPANSION potential: MLS #224003852