



PROPERTY REPORT

ADDRESS: Cabin 109, Mineral King Road, Silver City, CA 93271

DESCRIPTION: This stunning, one-of-a-kind log home is located high in the Sierra Nevada on the world famous and historically designated Mineral King Road in the community of Silver City, California.

PRICE: \$650,000

APN: 070-090-005

MLS: 110025893

CONTACT: Donn Bree; Bree@Donn.com; 888-366-6273 cell; 800-371-6669 office.



Mountain Retreat

Mineral King, Silver City, CA 93271



\$650,000



This stunning, one-of-a-kind log home is located high in the Sierra Nevada on the world famous and historically designated Mineral King Road in the community of Silver City, California. Rarely are homes in this special area offered on the open market. This is your chance to own an architectural masterpiece in a world renown area of California within reasonable driving distance of the major metropolitan areas of the Golden State.

This meticulously crafted log home was designed and built to be utilized year round. Access to the property is via State Highway 198 east of the central San Joaquin Valley town of Visalia, California.



CREB# 01109566



RED HAWK REALTY

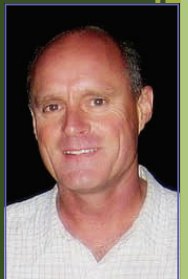
Junction Hwy 78 & Hwy 79

Santa Ysabel, CA 92070

Donn@Donn.com

Www.DONN.com

We Know The Back Country!





APN # 070-090-005



Silver City is a community of private property located within the boundaries of Sequoia National Park. This area became internationally known when Walt Disney had contracted with the U. S. Forest Service to build "the finest ski resort in the world" during the 1960's.

Situated at an ideal elevation of about 6,000 feet on the western slope of the Sierra Nevada Mountain Range, Giant Sequoias, Incense Cedars, Jeffrey Pines, Sugar Pines, and a variety of other majestic trees dominate the landscape.

The community of Silver City is located 2.5 miles below Mineral King, California - a recreational mountain Mecca for hikers, cross country skiers, birders, artists, fishermen, and explorers. Bounded by the Great Western Divide to the east, people from all over the world travel to Mineral King as a point of entry into the High Country of the Sierra. Mt. Whitney, the highest point in the continental United States, is due east of Mineral King.

The California Riding and Hiking Trail is located a short distance from Silver City. There is something of interest for everyone in the family to be found in this quiet and peaceful mountain community.

The spectacular 3-level home is situated on a beautiful treed lot on Mineral King Road.



"We Know The Back Country!"



Media: 11

WalkScore



Lot Size: **4,000-7,499 SF**

Acres:

Detached

Status: **Active**

LP: **\$650,000**

MLS #: **110025893**

Sales

Orig.Price: **\$650,000**

Price:

List Date: **04/25/2011** MT: **0**

APN: **070-090-005-00**

Ownership: **Fee Simple**

OMD: AMT: **9**

Address: [109 Mineral King Rd](#)

COE:

City: **Silver City, CA**

Possession:

Bedrooms: **3**

Full Baths: **4**

Unit#/Space#:

Optional BR:

Half Baths: **0**

Zip: **93271** MapCode: **9999A1**

Total BR: **3**

Total Baths: **4**

Community: **OUT OF AREA**

Est.SqFt: **2,100**

Zoning:

Neighborhood: **Silver City**

Year Built: **2007**

Pets:

Complex/Park:

Age Restrictions: **N/K**

Cross Streets: **Mineral King Road**

Sign on Property:

Jurisdiction:

Water District:

School District:

REMARKS AND SHOWING INFO

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Directions to Property: **Approx 21 miles up Mineral King Rd, 1st lot before Silver City store.**

Mandatory Remarks: **None Known**

Sales Restrictions: **N/K**

FEES, ASSESSMENTS AND TERMS

H.O. Fees: **\$0.00** Paid:

HO Fees Include:

Other Fees: **\$0.00** Paid:

CFD/Mello Roos: **\$0.00**

Total Monthly Fees: **\$0.00**

Assessments:

Other Fees Type:

Paid:

Est % of Owner Occupancy:

Terms: **Cash**

SITE FEATURES

Approx # of Acres:

Approx Lot Sq Ft:

Approx Lot Dim:

Lot Size: **4,000-7,499 SF**

Lot Size Source: **Other/Remarks**

Water: **Other/Remarks**

Sewer/Septic: **Septic Installed**

Irrigation:

Telecom:

Residential Unit Loc: **Detached**

Units In Complex:

Animal Designator Code:

Miscellaneous:

View: **Mountains/Hills, Parklike, Valley/Canyon, Other**

Topography: **Level, Slope Gentle**

Boat Facilities:

Frontage Length:

Frontage:

Land Use Code:

Add'l Land Use:

Site:

Prop Restrictions: **None Known**

Structures:

Complex Features:

Parking Garage:

Parking Garage Spaces: **0**

Parking Non-Garage: **Driveway**

Parking Non-Garaged Spaces: **2**

Total Parking Spaces: **2**

Parking for RV:

Fencing: **N/K**

MLS#: 110025893	109 Mineral King Rd	LP: \$650,000
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APPROX ROOM DIMENSIONS

Living Room:	10x10
Dining Room:	10x10
Family Room:	10x10
Kitchen:	10x10
Breakfast Area:	
Master BR:	11x11
Bedroom 2:	10x10
Bedroom 3:	10x10
Bedroom 4:	
Bedroom 5:	
Extra Room 1:	
Extra Room 2:	
Extra Room 3:	

INTERIOR FEATURES

Stories	Sub-Flooring	Searchable Rooms
3 Story		Other/Remarks
Approx Living Space	Floor Coverings	
Source of Square Feet		
Owner		
Interior Walls	Fireplaces	
	Fireplace Location	

BUILDING, COMPLEX AND EXTERIOR FEATURES

Architectural Style	Elevator	Spa	Water Heater Type
A-Frame/Dome/Log			Tankless
Condo Flat Style	Bldg Entry Level	Spa Heat	Laundry Utilities
	Stories in Bldg		Other/Remarks
Construction		Security	Laundry Location
Built on Site	Units in Bldg		Closet Stacked
Exterior	Exclusive Use Yard	Cooling	Equipment:
Wood, Other/Remarks		N/K	Dryer, Refrigerator, Range/Oven, Washer, Other/Remarks
Roof	Patio		
Other/Remarks	Deck	Heat Source	
Guest House	Pool	Propane, Solar	
	N/K		
Entry Level Unit	Pool Heat	Heat Equipment	
3 Stairs/Steps to Entry		Other/Remarks	

MANUFACTURED/MOBILE HOME OPTIONS

Lenght x Width:	Make:	Configuration:	Space#:
Number of Sections:	Model:	Real Estate Incl:	Space Rent:
Axles:	Skirting:		HCD433 Rec:
License #1:	Lic #2:	Lic #3:	Lic #4:
Serial #1:	Ser #2:	Ser #3:	Ser #4:
Dept.of Housing #1:	DOH #2:	DOH #3:	DOH #4:
			DOH #5:

SUPPLEMENTAL REMARKS

This meticulously crafted log home was designed and built to be utilized year round. Access to the property is via State Highway 198 east of the central San Joaquin Valley town of Visalia, California. Situated at an ideal elevation of about 6,000 feet on the western slope of the Sierra Nevada Mountain Range, Giant Sequoias, Inense Cedars, Jeffrey Pines, Sugar Pines, and a variety of other majestic trees dominate the landscape. The community of Silver City is located 2.5 miles below Mineral King, California - a recreational mountain Mecca for hikers, cross country skiers, birders, artists, fishermen, and explorers. Bounded by the Great Western Divide to the east, people from all over the world travel to Mineral King as a point of entry into the High Country of the Sierra. Mt. Whitney, the highest point in the continental United States, is due east of Mineral King. The California Riding and Hiking Trail is located a short distance from Silver City. There is something of interest for everyone in the family to be found in this quiet and peaceful mountain community. The spectacular 3-level home is situated on a beautiful treed lot on Mineral King Road. The site features three water sources, a septic system, phone service, and solar and generator electrical power.

Prepared by: Donn Bree, GRI
DRE Lic.#: 01078868

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Wednesday, May 4, 2011
10:35 AM

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POR. NW1/4 SEC. 7, T.17S, R.31E., M.D.B.&M.

TAX CODE AREA
146-002

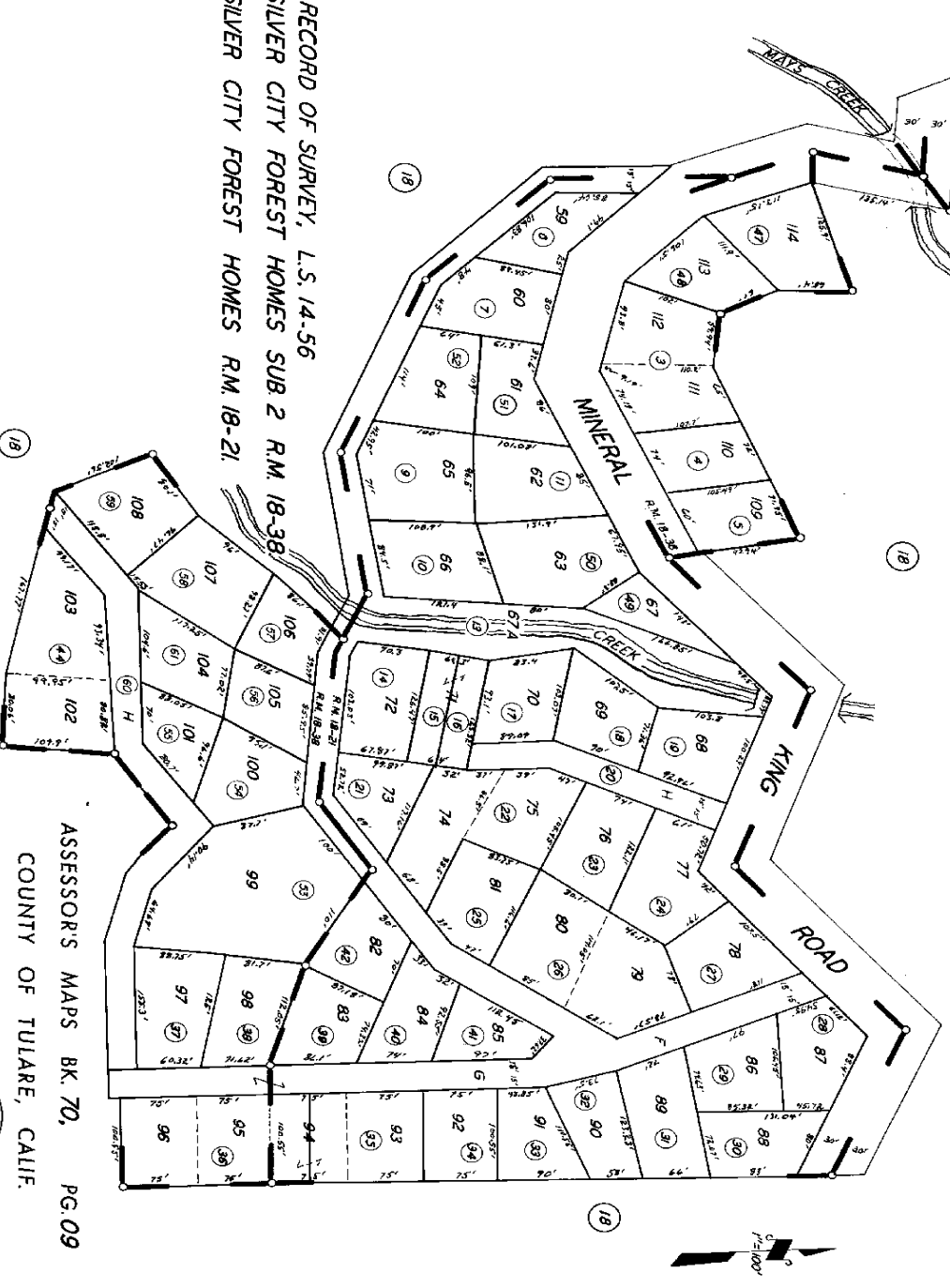
70-09

POR. RECORD OF SURVEY, L.S. 14-56
POR. SILVER CITY FOREST HOMES SUB 2 R.M. 18-38
POR. SILVER CITY FOREST HOMES R.M. 18-21.

ASSESSOR'S MAPS BK. 70, PG. 09
COUNTY OF TULARE, CALIF.

NOTE - ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES
ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES

3-1-45



Courtesy of Ticor Title
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