

# **\$425,000 - 17171 Squirrelhill Road, Hidden Valley Lake**

MLS® #LC25009307

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## **\$425,000**

3 Bedroom, 2.00 Bathroom, 1,784 sqft  
Residential on 0 Acres

N/A, Hidden Valley Lake,

LOVELY LAKE VIEWS from this inviting 2bd+den, 2ba, 1,784sf Hidden Valley home! With 9' ceilings, upgraded fixtures, & spacious & inviting indoor/outdoor living spaces, it is an entertainer's dream! The living room features soaring vaulted ceilings, new carpet, a new pellet stove & large slider that captures the stunning lake & valley views. The upgraded & remodeled kitchen has granite slab counters, subway tile backsplash, & stainless appliances- including a dual oven, microwave & dishwasher, and new stainless farmhouse sink. With a large island/breakfast bar, pantry closet and bonus dining nook, it's sure to be a main gathering place. The oversized dining/family room provides plenty of extra space, while once again featuring those gorgeous lake views. All 3 rooms have cherry hardwood flooring and upgraded light fixtures. The primary suite offers a walk-in closet with built-in shelving and a big master bath with dual pedestal sinks, new tile and new stall shower with privacy shower glass. Outside there are multiple gathering spaces, with an expansive back deck, stamped concrete walkways, patio area with trellis, and even your own turf putting green! Part of the front yard has been upgraded with turf that stays green year round and requires no water or maintenance! Savor fresh produce from the fruit trees & bushes, including peach, plum, fig, orange, pear apple, pomegranate & artichoke, along with a large area & raised beds to plant your own garden. Other upgrades include an



excellent, pre-negotiated solar lease, plus a whole house fan to keep AC bills to a minimum, a Nest thermostat, Arlo camera, tankless water heater, water softener & new roof in 2014. 2 car garage + designated RV/Boat off-street parking.

Built in 1994

## Essential Information

MLS® #	LC25009307
Price	\$425,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,784
Acres	0.25
Year Built	1994
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Shannon Williams
Listing Office	RE/MAX Gold Lake County

## Community Information

Address	17171 Squirrelhill Road
Area	LCHVL - Hidden Valley Lake
Subdivision	N/A
City	Hidden Valley Lake
County	Lake
Zip Code	95467

## Amenities

Amenities	Dog Park, Barbecue, Pool, Pet Restrictions, Security, Tennis Court(s), Call for Rules, Golf Course, Guard, Outdoor Cooking Area, Picnic Area, Playground, Sport Court
Utilities	Cable Available, Electricity Connected, Propane, Overhead Utilities, Phone Available, Water Available

Parking Spaces	7
Parking	Direct Access, Driveway, Garage Faces Front, Garage, Gravel, Off Street, Oversized, RV Potential, RV Access/Parking, Asphalt, One Space, See Remarks
# of Garages	2
Garages	Direct Access, Driveway, Garage Faces Front, Garage, Gravel, Off Street, Oversized, RV Potential, RV Access/Parking, Asphalt, One Space, See Remarks
View	Mountain(s), Neighborhood, Panoramic, Trees/Woods, Hills, Lake, Meadow, Water
Waterfront	Lake Privileges
Has Pool	Yes
Pool	Community, Association
Security	Carbon Monoxide Detector(s), Gated Community, Smoke Detector(s)

## Exterior

Exterior	Wood Siding
Exterior Features	Rain Gutters, Awning(s)
Lot Description	Front Yard, Garden, Lawn, Sprinkler System, Gentle Sloping, Level, Sloped Down
Windows	Blinds
Roof	Composition
Construction	Wood Siding
Foundation	Concrete Perimeter

## Interior

Interior	Tile, Wood, See Remarks
Interior Features	Breakfast Area, Ceiling Fan(s), Separate/Formal Dining Room, Granite Counters, Pantry, Bedroom on Main Level, Main Level Primary, Primary Suite, Walk-In Closet(s), Cathedral Ceiling(s), High Ceilings, Living Room Deck Attached
Appliances	Double Oven, Dishwasher, Microwave, Tankless Water Heater, Water To Refrigerator, Propane Range, Water Softener
Heating	Central, Propane, Pellet Stove
Cooling	Central Air, Electric, Whole House Fan
Fireplace	Yes
Fireplaces	Living Room, Pellet Stove
# of Stories	1
Stories	One

## School Information

Additional Information

Date Listed	January 15th, 2025
Days on Market	14
Zoning	R1
Short Sale	N
RE / Bank Owned	N

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