

# \$649,900 - 17207 Voorhes Lane, Ramona

MLS® #SW24238218

**\$649,900**

2 Bedroom, 1.00 Bathroom, 850 sqft

Residential on 1 Acres

N/A, Ramona,

Experience country living with city convenience! This charming and cozy 2-bedroom, 1-bathroom horse property is located on the West Side of Ramona. The home is situated on a private dead-end road, just 10 minutes from the Ramona Preserve, where you can hike, bike, and ride horses. Also, there are many wineries nearby!

The property is generator-ready and equipped with a paid solar system featuring 20 panels. Recent upgrades include a new water heater installed in 2020, a new roof with a 15-year transferable warranty added in 2021, and a new roof on the garage overhang. In 2023, the sellers upgraded the dishwasher, refrigerator, washer, and dryer, all of which will remain with the home. The exterior has been freshly painted, and the interior has been updated as well. The tub and shower have been reglazed, and a new stove and microwave were installed just a few months ago.

The garage can easily be converted into additional living space, and with a spacious 37,000-square-foot lot, the possibilities are endless. The property includes a horse paddock with electric fencing, cross-fencing for animals, and for gardening enthusiasts, there are five raised flower beds.

A significant advantage of this home is the lower electric bills. The sellers stated that their SDG&E bill for July 2024 was approximately



\$100 for the entire year and the home is on a private well!

This property is perfect for anyone looking to purchase their first home or seeking to downsize to a smaller residence!

Built in 1962

## Essential Information

MLS® #	SW24238218
Price	\$649,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	850
Acres	0.85
Year Built	1962
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Margaret Roy
Listing Office	Platinum Realty Services, Inc.

## Community Information

Address	17207 Voorhes Lane
Area	92065 - Ramona
Subdivision	N/A
City	Ramona
County	San Diego
Zip Code	92065

## Amenities

Parking Spaces	2
# of Garages	2
View	None
Pool	None

## Exterior

Lot Description      Horse Property

## Interior

Interior Features	All Bedrooms Down
Appliances	Dryer, Washer
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

## School Information

District	Ramona Unified
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## Additional Information

Date Listed	November 20th, 2024
Days on Market	64
Zoning	A70
Short Sale	N
RE / Bank Owned	N

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