



\$ 428,900



12834 Spanish Ln, Nevada City, CA 95959

- » Beds: 3 | Baths: 2 Full
- » MLS #: 226050751
- » Mobile/Manufactured | 1,494 ft<sup>2</sup> | Lot: 20,038 ft<sup>2</sup>
- » More Info: [12834SpanishLn.IsForSale.com](http://12834SpanishLn.IsForSale.com)



**Eric Hatch**  
 (530) 277-3489 (Business)  
[eric.hatch@c21cornerstone.com](mailto:eric.hatch@c21cornerstone.com)  
<http://www.ericatchrealestate.com/>

Cornerstone Realty  
 10063 Combie Road  
 Auburn, CA 95602



Just moments from Scotts Flat Reservoir, this clean and newer manufactured home offers the perfect blend of comfort, convenience, and outdoor lifestyle. With a short walk to your private park and boat launch, lake days are always within reach. Inside, the thoughtfully designed floor plan features 3 bedrooms and 2 bathrooms, with a spacious primary suite set apart for privacy on one side of the home, and additional bedrooms on the other. Each bedroom includes a generous walk-in closet, providing ample storage. The heart of the home is a custom kitchen highlighted by a granite island, ideal for gathering, entertaining, and everyday living. Situated on a flat, usable lot, the property offers a seasonal creek along the back, adding a peaceful natural setting. A custom concrete driveway provides easy access, while the oversized shed delivers excellent space for tools, lake gear, or recreational storage. Whether you're looking for a full-time residence or a weekend retreat, this property delivers easy living in a prime location just minutes from the water and surrounded by the beauty of the Sierra foothills.

