



JUST REDUCED

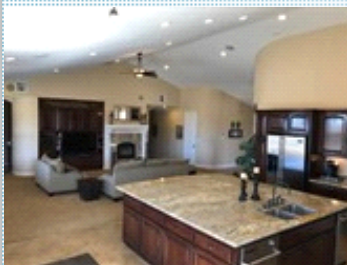


YOU CAN HAVE IT ALL

LIVE ON A 10 ACRE FARM/RANCH CLOSE TO CITIES

3545 Woodward Rd., , Phelan CA 92371

MLS: 483398 PRICE: \$795,000.00



Bedrooms: 6
Year Built: 2008
Lot Size: 423059
Sqft: 6355

Full Baths: 6
Half Baths: 1
Parking: 8 Cars
Floors: 1

PROPERTY FEATURES:

- ☑ Central A/C
- ☑ High/Vaulted ceiling
- ☑ Tile floor
- ☑ Bonus/Rec room
- ☑ Breakfast nook
- ☑ Microwave
- ☑ Attic
- ☑ Yard
- ☑ Central heat
- ☑ Walk-in closet
- ☑ Family room
- ☑ Office/Den
- ☑ Dishwasher
- ☑ Granite countertop
- ☑ Laundry area - inside
- ☑ Jacuzzi/Whirlpool
- ☑ Fireplace
- ☑ Hardwood floor
- ☑ Living room
- ☑ Dining room
- ☑ Stove/Oven
- ☑ Stainless steel appliances
- ☑ Balcony, Deck, or Patio

OTHER FEATURES:

- ☑ 2nd home on property

PROPERTY DESCRIPTION:

This 2 home property has incredible views of the Wrightwood mountains! Zoned Agricultural-5 acres that can be used to farm, have horses, or run cattle. The county of San Bernardino use for this zoning allows for a half acre pond to assist with irrigation. 10 acre feet of water is allowed to be used on this parcel. The opportunities really are endless! 3545 Woodard Rd. A and B, Phelan CA 92371 4455 sqft in main house. 1400 Sq Ft. in 2nd Hm. Beautiful, exotic granite countertops in kitchen and bathrooms. Oil-rubbed bronze trim throughout; JennAir stainless steel appliances included. This builder thought of everything for beauty, function, and entertainment. Enjoy this beautiful layout for entertaining guests or raising a family or just the peace and quiet that this property will afford you. Need more bedrooms? The office and gameroom can easily be two more bedrooms; closet areas are included. This home has everything from a very efficient low E window package, radiant barrier roof sheeting, lifetime roof shingles, 8 tons of zoned central air conditioning and heating along with a high efficient wood burning fireplace that is ducted to bring that heat to the master bedroom and 2 other bedrooms. Plenty of space to store your toys in the 1240 sq ft attached RV parking/8 car garage. Maintain a possible zero electric bill with the included 60 solar panels. No water bill with the 2 wells 20+ gal/min and a 5000 gallon water storage tank along with a backup 3500 gallon water tanks.

