



\$ 310,000



12681 Shady Creek Dr, Nevada City, CA 95959

- » Beds: 3 | Baths: 2 Full
- » MLS #: 225122409
- » Mobile/Manufactured | 1,377 ft² | Lot: 39,204 ft² (0.9 acres)
- » More Info: 12681ShadyCreekDr.IsForSale.com



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Welcome home! This newer single-story manufactured home is ideally located within walking distance to Shady Creek and surrounded by nature. Clean and move-in ready, it features tall vaulted ceilings in every room, creating a bright and open feel throughout. The spacious kitchen with a breakfast nook offers plenty of room for cooking and gathering. Enjoy the indoor laundry, large closets in every room, and abundant storage, including two storage sheds on the property. Step out onto the back deck to relax and take in the peaceful natural setting all at an affordable price with fenced garden space as well as fenced fish pond. This home also has lighting fixtures, plumbing fixtures, and carpeting that are all new. Conveniently located near the river and just 22 minutes from Downtown Nevada City, this home offers comfort, value, and a true foothill lifestyle.

