



\$ 999,999



1605 Auburn Folsom Rd, Auburn, CA 95603

- » Beds: 3 | Baths: 2 Full
- » MLS #: 226055123
- » Single Family | 1,608 ft² | Lot: 10.4 acres
- » More Info: 1605AuburnFolsomRd.IsForSale.com



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

Cornerstone Realty
10063 Combie Road
Auburn, CA 95602

First time on the market and a rare opportunity just minutes from historic downtown Auburn this private 10-acre estate offers the space, views, and flexibility buyers are searching for. Positioned at the top of the hill behind a gated entry, the property captures sweeping valley views and unforgettable sunsets, with rolling hills creating a serene and secluded backdrop. The home features a functional split-level design with three bedrooms upstairs, all with brand-new carpet. The main level offers a comfortable kitchen, living, and dining area filled with natural light, while the lower level includes an additional bedroom, bathroom, and a spacious family room ideal for guests, extended living, or multi-generational use. Outside, enjoy established landscaping, private patios for entertaining, and wide-open usable land. A strong water setup with two wells adds long-term value and versatility. The oversized garage with a dedicated work area provides ample room for storage, projects, or recreational needs. With potential to split the parcel, this property opens the door to future opportunities whether creating a family compound, adding additional structures, or exploring income potential. A unique blend of privacy, acreage, and proximity to town, this is foothill living with upside.

