

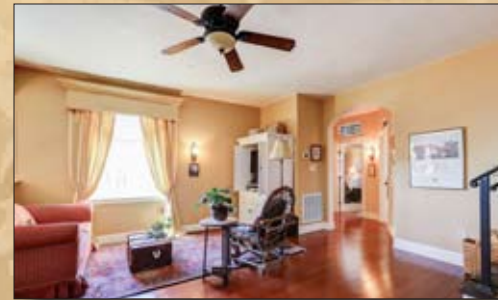


14221 Murphy Place, Grass Valley, CA

Picturesque & peaceful hilltop haven w/ "see forever" **VEWS**

**REDUCED!**

**\$849,000**



2 bedrooms + Office, 3 full baths, detached 2-car garage + workshop, 2655 sq. ft. on 19.08 acres

Quoted as a design expert in national media including:



...this custom home was created as her personal residence by its interior designer owner. The southwest-facing hilltop setting of this 19+ acre parcel affords stunning long-range (20+ mile) views to the next county. European Old World inspiration, inside and out. Carefree landscaping amidst deer & jack rabbits, this tree-studded country property is still in its natural state w/ ag/vineyard potential. Sunlight and tranquility abound in this **primo Wine Country destination** situated in the quaint foothills town of Grass Valley, founded in 1851 (California's Gold Rush era).

Homeowner is downsizing/relocating -- MOST FURNISHINGS ALSO AVAILABLE.



375 sq. ft. Chef's fireside eat-in kitchen



**Features include:**

- **Chef's eat-in kitchen:** AGA 6-burner/2-oven (multi/convection) range from England, soapstone farmhouse sink, butcher block island w/ copper sink, KitchenAid dishwasher, bespoke Alder cabinets, walk-in pantry
- **TWO Master bedroom en suites** – "His & Hers" – each with its own full bath plus walk-in closet, convenient upstairs laundry (in "His" bath)
- **2 fireplaces** (kitchen + master bedroom), plus exquisite **formal Dining Room** featured in article on **realtor.com**
- **Separate downstairs bedroom w/ en suite** in its own 1-story wing, ideal for guests OR as downstairs Master (currently "the library")
- **Dedicated Home Office with VIEWS**, two landlines, Cat5 (Ethernet), owner uses mobile hotspot device, could be ideal yoga/workout space
- **Detached 2-car garage + sheetrocked workshop** w/ own entrance
- 1/4-mile long gravel driveway ensures privacy
- Enjoy spectacular sunrises & sunsets from this S/W hilltop setting
- **Secluded feel yet neighbors are nearby, and it's only a scenic 7-mile drive into town** with movies, restaurants, and shops. Downtown Grass Valley and adjacent Nevada City offer upscale dining, art galleries, live theater, artisans, boutiques, antique shops, local farmer's market, etc.
- For those with a private plane, **only 6 miles to the county airport**

**Colorful & tasteful interior has distinctive elements throughout including iron, stone & copper, all of which are either antique or vintage-inspired, incl. owner-designed custom tiles. Stargaze while lying in bed from this unobstructed 3100' elevation (BELOW the snowline). Peaceful courtyard offers outdoor dining w/ views toward Tahoe. Construction upgrades abound, hand-troweled walls, 9' ceilings, solid wood flooring, custom cabinetry...& MORE!**

**Development potential includes:**

- 1200 sq. ft. granny unit (incorporated into septic design)
- Vineyard/other ag -- irrigation stubbed in, 15 gpm, 2500 gal. holding tank
- One or more treehouses
- Outbuildings, pond, pool, OR...? So many possibilities with 19+ acres
- Vacation rental -- a neighbor's **part-time** vacation home generates **\$60K/yr.**



View photos of this **UNIQUE** property on **its film location webpages:**

**www.RdesignConsultations.com/GVhilltop.htm**



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