



## *Central Valley Acreage with 2 Homes on Merced River!*



**20170 RIVER ROAD, STEVINSON, CA 95374**

**Communal Living in Serene, Natural Environment on the Merced River**

**List Price \$3,115,000.** 38-Acres with TWO (2) luxury executive level custom-built homes situated on the Merced River (---includes a shop with roll up doors (1200 sf) & a 2-bedroom mobile home (784 sf). One parcel with two separate addresses, 20170 River Road is 3,650 sf and has 4 bedrooms & 3.5 baths. 20154 River Road is 3,203 sf with 4 bedrooms w/ a den & 2.5 baths. Each has a 3-car garage. Built in 2007, both homes feature custom finishes and amenities such as vaulted/cathedral ceilings, custom cabinetry, ample storage, large bedrooms with walk-in closets, spacious gourmet kitchens, custom lighting, and double lavatories with separate jetted tubs. Both homes offer spacious floor plans built for entertaining and comfort. The homes are just 20 feet apart and have a paved concrete driveway from a private security gate accessible from the road. Situated on a beautiful park-like setting with views of the neighboring vineyard and the Merced River, both homes have stunning views from the back porches designed for enjoying the evening sunset.



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