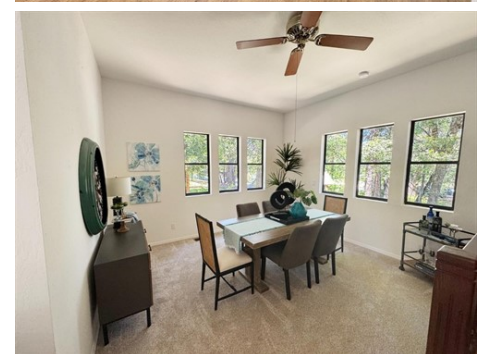




\$ 519,000



521 Silva Ave, Nevada City, CA 95959

- » Beds: 3 | Baths: 2 Full
- » MLS #: 226065517
- » Single Family | 2,016 ft<sup>2</sup> | Lot: 16,988 ft<sup>2</sup>
- » More Info: [521SilvaAveNevadaCity.IsForSale.com](http://521SilvaAveNevadaCity.IsForSale.com)



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<http://www.ericatchrealestate.com/>

Cornerstone Realty  
 10063 Combie Road  
 Auburn, CA 95602

Come enjoy the privacy of this tucked-away home, perfectly positioned adjacent to Pioneer Park with easy access to basketball courts, tennis, swimming, baseball fields, and outdoor recreation. Just a short stroll from historic downtown Nevada City, this home offers the rare combination of peaceful surroundings and convenient in-town living. Freshly painted with new flooring and new appliances, the home feels clean, updated, and move-in ready. Downstairs offers added flexibility with a small kitchenette and full bathroom, ideal for guests, extended living, a home office, or extra space to spread out. A wonderful opportunity to enjoy privacy, updates, and one of Nevada City's most desirable walkable locations.

