



\$ 459,000



609 Kechely Ct, Grass Valley, CA 95945

- » Beds: 3 | Baths: 1 Full
- » MLS #: 226052824
- » Single Family | 1,056 ft<sup>2</sup> | Lot: 5,663 ft<sup>2</sup>
- » More Info: [609KechelyCt.IsForSale.com](http://609KechelyCt.IsForSale.com)



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

Cornerstone Realty  
 10063 Combie Road  
 Auburn, CA 95602



Rare opportunity in Grass Valley- two homes on one lot at the end of a quiet cul-de-sac, offering strong income and long-term stability. The front residence features 3 bedrooms and 1 bath, currently rented at \$1,500/month, with a fenced and landscaped front yard that enhances privacy and curb appeal. Tucked behind, the second home is a thoughtfully rebuilt 1-bedroom, 1-bath unit, constructed from the ground up, providing a more modern living space and currently generating \$1,200/month. Both units are tenant-occupied with long-term leases in place, creating immediate, reliable cash flow. Ideally located just minutes from Empire Mine State Historic Park, downtown shops, dining, and local amenities, this property combines convenience with a desirable setting. Whether you're looking to expand your investment portfolio or secure a multi-unit property with upside potential, this is a compelling option in one of the Sierra Foothills' most sought-after communities.

