



\$ 280,000



10165 Old Dobbins Rd, Dobbins, CA 95935

- » Beds: 3 | Baths: 2 Full
- » MLS #: 226112675
- » Mobile/Manufactured | 1,440 ft² | Lot: 74,488 ft² (1.71 acres)
- » More Info: [10165OldDobbinsRd.IsForSale.com](https://www.10165OldDobbinsRd.IsForSale.com)



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Enjoy the space, privacy, and natural beauty of foothill living with convenient access to the Dobbins community. Located near Dobbins Elementary School, the local post office, downtown Dobbins, and Lake Francis, 10165 Old Dobbins Road offers a well-maintained 3-bedroom, 2-bath manufactured home with practical improvements and plenty of usable outdoor space. The home features a new roof completed in 2022, central A/C and heating installed in 2024, and dual-pane windows throughout. The primary bathroom was remodeled in 2024. The thoughtful layout places the primary suite separately from the secondary bedrooms, creating added privacy and making the home especially functional for everyday living, guests, or a foothill retreat. Outside, the property offers a seasonal creek, open meadow with mature pine and oak trees that provide ample shade from the summer heat, a fenced garden area, established fruit trees, including two mature apple trees, pear, and plum trees. Existing livestock, dog, and chicken areas add flexibility for animals, gardening, and outdoor projects. A standout feature is the separate full RV hookup with its own electrical meter and pole, providing convenient utility access for RV use. A 40-foot Conex container plus an additional 20-foot storage container provide substantial space for tools, equipment, recreational gear, and other belongings. With usable outdoor space, established trees, a seasonal

