

**35444 ASTLEY ROAD, ACTON, CA, 93510**

**3 BD | 2 BA | 1,352 SQ. FT | 2.53 ACRE LOT**



## ABOUT THIS PROPERTY

Set on 2.53 acres of flat, usable land with sweeping mountain views, 35444 Astley Road offers the space and infrastructure that make Acton living so appealing. The property is fully fenced with gated access and provides ample room for equipment, recreational vehicles, future improvements, or simply open space to enjoy the rural setting. Inside, the manufactured home has been thoughtfully refreshed with new interior paint and flooring throughout, creating a clean, move-in-ready environment. The primary suite includes a garden tub, separate shower, and dual vanities, offering a comfortable retreat.

**3**  
BED



**2**  
BATH

**1,352**  
SQ. FT.

**2.53**  
ACRE LOT



**VICTORIA ERFLE**

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### AREA REPORT

Some errands in this location require a car and most major services are within 5 miles.

- ☕ COFFEE 2.5 MI
- ⛽ GAS 2.5 MI
- 💰 ATM 2.6 MI
- 🏪 PHARMACY 2.7 MI
- 🛒 GROCERIES 4.1 MI
- 👕 CLEANERS 4.3 MI
- 🏋️ GYM 4.3 MI
- 🎬 MOVIE THEATER 4.9 MI
- 🏥 MEDICAL 6.2 MI



### SCHOOL REPORT

#### SCHOOLS IN YOUR AREA

The assigned schools are average for the area. There are also 3 charter schools within 5 miles.

- 4 RATING K-4 MEADOWLARK ELEMENTARY SCHOOL ASSIGNED
- 4 RATING 5-8 HIGH DESERT ASSIGNED
- 8 RATING 9-12 VASQUEZ HIGH SCHOOL ASSIGNED



### OUTDOOR REPORT

#### THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

##### POPULAR

- 🏞️ PARK ASK THE HORSE RIDING & TRAINING (4.8 MILES)
- 🏌️ GOLF COURSE RANCHO VISTA GOLF COURSE (6.9 MILES)
- 🐾 DOG PARK FORREST E HULL MD PARK (9.1 MILES)



### FOOD REPORT

#### NEIGHBORHOOD EATS

This home is located near 4 moderately priced restaurants and has an average variety of cuisines.

##### BY CATEGORY

- AMERICAN ..... 2
- FAST FOOD ..... 1
- JAPANESE ..... 1

