LISTING DETAIL - CLIENT HANDOUT for RESIDENTIAL

MLS #	107256
Status	**ACTIVE**
Price	**$575,000**
Type	**Single Family**
Address	**7830 Siskiyou**
Cross Street	**Truttman Lane**
City	**Grenada**
Zip	**96038**
Area	**Grenada**
APN#	**038-270-211**

Amy Friend
01328922
California Outdoor Properties
Ofc: 530-643-1336

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Virtual

GENERAL

Associated Documents | Map | Neighborhood and School

# of Bedrooms	**3**
# of Bathrooms	**3**
Garage Capacity	**Four +**
Apx Acres	**42.00**
Stories	**One**
Apx SF	**3780**
Year Built	**1988**
Within City Limits Y/N	**No**
Subdivision	
Lot Dimensions	**Irregular**
Sewage	**Has Septic**
View	**Mt Shasta**
Waterfront	**None**
Heating	**F/A Electric**
Water	**Has Well**

Apx Living Room	
Apx Master Bedroom	
Apx Bedroom 2	
Apx Bedroom 3	
Apx Bedroom 4	
Apx Dining Room	
Apx Breakfast Room	
Apx Kitchen	
Apx Den	
Apx Family Room	
Apx Utility Room	
Apx Extra Room	
Apx Workshop	

Length	
Width	
Make	
License #	
Snow Load	
Hud #	
Serial #	
Apx Addl Living Qtr	
Ag Preserve Y/N	**Yes**
Sign Y/N	**Yes**
Zoning	**Ag1**
Asking Price	**$575,000**

FEATURES

BATH AMENITIES	**Double Sink, Jet Tub, Shower Enclosure**
KITCHEN AMENITIES	**Custom Cabinets, Kitchen Island, Lazy Susan, Undermount Sink**
WINDOWS	**Bay Windows, Double Pane, Metal Frame, Vinyl Clad**
FLOOR COVERING	**Carpet, Vinyl**
APPLIANCES	**Cook Top, Dishwasher, Refrigerator, Double Oven**
WINDOW COVERING	**Blinds**
COOLING	**Central Air**
HEAT	**Electric Wall, F/A Electric, Wood Stove, Monitor-Oil**
SEWAGE	**Has Septic**
WATER	**Has Well**
INTERIOR FEATURES	**Built-In Desk, Pantry, Skylight, Vaulted Ceilings, Walk-in Closet, Wet Bar**
STYLE	**Ranch**
FIREPLACE	**One, Free Standing, In Living Room**
GARAGE TYPE	**Garage Attached, Garage Detached, Other/See**
ROOF	**Other/See Remarks**
EXTERIOR	**Stucco, Other/See Remarks**
FOUNDATION /BASEMENT	**Perimeter, Slab**
EXTERIOR AMENITIES	**Horses OK, Landscaping, Lawn, Patio, Satellite, Workshop, Sprinkler, Other /See Remarks, Barn, Garden Area, Pasture Area, Trees**
STREET	**Paved**
UTILITIES AVAILABLE	**Cell Service, Diesel, Hard Line**

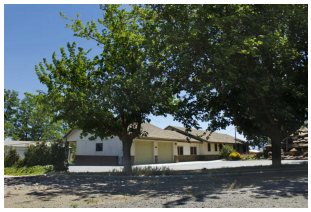
DIRECTIONS/REMARKS

From Grenada, Take Siskiyou Blvd south to Sign

Shasta Valley Ranchette! 3,780 sf custom 3 bed, 3.5 bath home on 42 acres with a fantastic view of Mt. Shasta! Huge shop w/4 large roll up doors & 3 phase power, 2 car attached garage with office & storage areas, 4 car detached garage, paved driveway, fully fenced. Most of the property is in alfalfa & is irrigated. The custom home has an open floor plan & features a spacious kitchen w/custom oak cabinets, large island & is open to the dining room. The large living room has pretty views, vaulted wood ceilings & a free standing fireplace/woodstove. There is a second large family room w/wet bar. The master suite has a walk-in closet and the bath has a jetted tub & separate shower. Beautifully landscaped,w/a large custom waterfall feature,fully fenced backyard and a great patio. Make an appointment to see this lovely home & property today!

This information is deemed reliable but not guaranteed. These properties may be the listings of another Broker.

107256

Miscellaneous

Addendum: