

LISTING DETAIL - CLIENT HANDOUT for RESIDENTIAL



MLS # **107300**
 Status **ACTIVE**
 Price **\$525,000**
 Type **Single Family**
 Address **4827 Lighthill Rd**
 Cross Street **Oro Fino**
 City **Fort Jones**
 Zip **96032**
 Area **Fort Jones**
 APN# **024-061-200**

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Virtual

GENERAL

Associated Documents

Map

Neighborhood and School

# of Bedrooms	5	Apx Living Room	13x17'7	Length	
# of Bathrooms	2.5	Apx Master Bedroom	19'8x21	Width	
Garage Capacity	Two	Apx Bedroom 2	12'6x13	Make	
Apx Acres	58.00	Apx Bedroom 3	12'6x13'7	License #	
Stories	One	Apx Bedroom 4		Snow Load	
Apx SF	4695	Apx Dining Room	13x13'6	Hud #	
Year Built	1996	Apx Breakfast Room		Serial #	
Within City Limits Y/N	No	Apx Kitchen		Apx Addl Living Qtr	
Subdivision		Apx Den		Ag Preserve Y/N	Yes
Lot Dimensions	irregular	Apx Family Room		Sign Y/N	Yes
Sewage	Has Septic	Apx Utility Room		Zoning	Ag
View	Yes	Apx Extra Room		Asking Price	\$525,000
Waterfront	Yes	Apx Workshop			
Heating	F/A Electric				
Water	Has Well				

FEATURES

BATH	Double Sink, Jet Tub, Shower	COOLING	Central Air, Heat Pump	ROOF	Composition
AMENITI	Enclosure, Tile Counters, Tile	HEAT	F/A Electric, Wood Stove	EXTERIOR	Other/See Remarks
ES	Enclosure, Tub/Shower	SEWAGE	Has Septic	FOUNDATION	Perimeter
	Enclosure	WATER	Has Well	/BASEMENT	
KITCHEN	Custom Cabinets, Kitchen Island,	INTERIOR	Bull Nose Corners, French	EXTERIOR	Deck, Horses OK, Lawn,
AMENITI	Lazy Susan, Prep Sink, Tile	FEATURES	Doors, Pantry, Skylight,	AMENITIES	RV Parking, Satellite,
ES	Counter Tops		Vaulted Ceilings, Walk-in		Sprinkler, Pasture Area,
WINDOW	Bay Windows, Double Pane, Vinyl		Closet		Trees
S	Clad	STYLE	Ranch	WATERFRONT	Seasonal Creek, Pond
FLOOR	Carpet, Wood, Vinyl	FIREPLACE	Free Standing, In Family	T	
COVERI			Room	STREET	Dirt
NG		GARAGE	Garage Attached, Other/See	UTILITIES	Cell Service, Electricity,
APPLIAN	Central Vacuum, Cook Top,	TYPE	Remarks	AVAILABLE	Hard Line Phone, High
CES					

DIRECTIONS/REMARKS

Hwy 3 to Quartz Valley Road to Oro Fino Road to Lighthill Rd. Driveway shared with Dean

Oak Hill Ranch offers a spacious & well maintained 4695 sq. ft., 4 bed, 2.5 bath home located in a beautiful Scott Valley setting! The land is in native grasses & is mostly irrigated or sub-irrigated pasture with water rights from Oro Fino Creek. The home sits on an oak covered knoll overlooking the ranch & a pond below, with local hills & mountains framing the lovely views. The home features a large open kitchen/great room with dining & family room, a formal dining room & living room. There is also an 18x24 game room with a walk-in closet that could be used as a fifth bedroom, with adjoining bathroom. Huge utility room, walk-in pantry, walk-in storage closet. Enjoy outdoor living with 2000 sf of decking plus a 780 sf covered porch! In addition to the attached garage, there is a 20x50 RV carport with full hookups & enclosed storage area. The ranch is in ag preserve (Williamson Act) and is fully fenced. Room for horses, cattle or other livestock, or just to enjoy privacy and quiet country living!

107300

Miscellaneous

Addendum:

