LISTING DETAIL - CLIENT HANDOUT for RESIDENTIAL

MLS #	107612
Status	**ACTIVE**
Price	**$265,000**
Type	**Single Family**
Address	**8904 Tyler Gulch**
Cross Street	**Scott River Rd.**
City	**Fort Jones**
Zip	**96032**
Area	**Fort Jones**
APN#	**014-100-340**

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Virtual

GENERAL

Associated Documents Map Neighborhood and School

# of Bedrooms	**3**	Apx Living Room		Length	
# of Bathrooms	**2**	Apx Master Bedroom		Width	
Garage Capacity	**Two**	Apx Bedroom 2		Make	
Apx Acres	**36.00**	Apx Bedroom 3		License #	
Stories	**One**	Apx Bedroom 4		Snow Load	
Apx SF	**1685**	Apx Dining Room		Hud #	
Year Built	**1993**	Apx Breakfast Room		Serial #	
Within City Limits Y/N	**No**	Apx Kitchen		Apx Addl Living Qtr	
Subdivision		Apx Den		Ag Preserve Y/N	**No**
Lot Dimensions	**838x2312**	Apx Family Room		Sign Y/N	**No**
Sewage	**Has Septic**	Apx Utility Room		Zoning	**RRB80/AG1B80**
View	**Valley**	Apx Extra Room		Asking Price	**$265,000**
Waterfront	**None**	Apx Workshop			
Heating	**Hp Electric**				
Water	**Has Well**				

FEATURES

BATH AMENITIES	**Shower Enclosure, Tub /Shower Enclosure**	COOLING	**Central Air**	ROOF	**Metal**
WINDOWS	**Double Pane, Vinyl Clad**	HEAT	**HP Electric, Wood Stove**	EXTERIOR	**Masonite, Metal**
FLOOR COVERING	**Carpet, Vinyl**	SEWAGE	**Has Septic**	FOUNDATION /BASEMENT	**Perimeter**
APPLIANCES	**Dishwasher, Garbage Disposal, Microwave, Dryer -Electric, Range-Electric**	WATER	**Has Well**	EXTERIOR AMENITIES	**Deck, Horses OK, Shed, Trees**
		INTERIOR FEATURES	**Pantry, Vaulted Ceilings, Walk-in Closet**	WATERFRONT	**Spring**
		STYLE	**Ranch**	STREET	**Gravel**
WINDOW COVERING	**Blinds, Curtains**	FIREPLACE	**In Living Room, Other /See Remarks**	UTILITIES AVAILABLE	**Cell Service, Diesel, DSL , Electricity, Hard Line Phone, High Speed Internet, Kerosene, Propane**
LAUNDRY	**Utility Room**	GARAGE TYPE	**Garage Attached**		
		DRIVEWAY	**Dirt**		

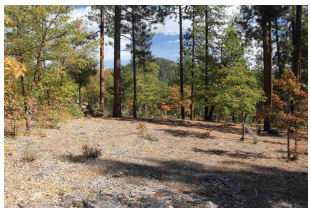
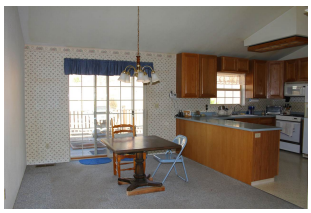
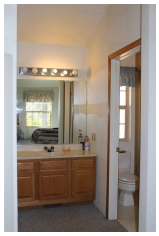
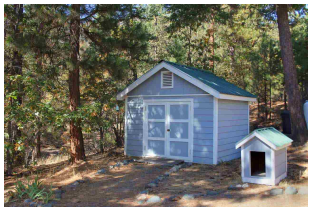
DIRECTIONS/REMARKS

Scott River Road to Tyler Gulch, then driveway on the left and follow address sign/arrow.

Country Living! 36+ acres with 1685 sf three bedroom, two bath home! Open floor plan with vaulted ceilings, pretty wooded views through the windows, and a nice master bedroom with walk-in closet. Needs new interior paint and carpet, but with a little TLC, would be charming country home. There is a covered enclosed screen porch between the house and the garage, which has workbenches and attic storage. There are several sheds for additional storage. The gently sloping land is mostly tree covered, with filtered views of the Marble Mountains and other surrounding hills, and you'll see deer and other wildlife. Located on a gravel/dirt road, just a few miles outside of Fort Jones.

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

107612

Miscellaneous

Addendum: