

LISTING DETAIL - CLIENT HANDOUT for RESIDENTIAL



MLS # **101215**
 Status **ACTIVE**
 Price **\$439,000**
 Type **Single Family**
 Address **6909 & 6930 Andrews RD**
 Cross Street **Meiss Lake Sams Neck Rd**
 City **Dorris**
 Zip **96023**
 Area **Dorris**
 APN# **003-640-030,003630060,070**

Glen Rizzardo
 Lic1749001
California Outdoor Properties
 Ofc: (530) 643-1336
 Cell: (530) 598-4388
 1914 Ft Jones Rd
 Yreka CA 96097
 glenrizzardo@hotmail.com

Virtual

GENERAL Associated Documents Map Neighborhood and School

# of Bedrooms	2	Apx Living Room	Yes	Length	
# of Bathrooms	2	Apx Master Bedroom	Yes	Width	
Garage Capacity	None	Apx Bedroom 2	Yes	Make	
Apx Acres	78.55	Apx Bedroom 3		License #	
Stories	Two	Apx Bedroom 4		Snow Load	
Apx SF	2150	Apx Dining Room	Yes	Hud #	
Year Built	1980	Apx Breakfast Room		Serial #	
Within City Limits Y/N	No	Apx Kitchen	Yes	Apx Addl Living Qtr	1bdr/1bth Guest Home
Subdivision	No	Apx Den	Loft	Ag Preserve Y/N	No
Lot Dimensions	Irreg	Apx Family Room		Sign Y/N	No
Sewage	Has Septic	Apx Utility Room	Yes	Zoning	Ag1/Ag2B40
View	Mt Shasta	Apx Extra Room	Guest Qrts in barn	Asking Price	\$439,000
Waterfront	Seasonal Creek	Apx Workshop	Barn		
Heating	Radiant				
Water	Has Well				

FEATURES

BATH AMENITIES	Shower Enclosure, Tile Counters, Tile Floors, Tub /Shower Enclosure	HEAT	Electric Baseboard, Radiant, Wood Stove, Fuel Tank/Owned	ROOF	Metal
KITCHEN AMENITIES	Tile Counter Tops	SEWAGE WATER	Has Septic Has Well	EXTERIOR	Log
WINDOWS	Double Pane, Storm Window, Wood Frame	INTERIOR FEATURES	Security System, Vaulted Ceilings	FOUNDATI	Slab
FLOOR COVERING	Carpet, Tile	STYLE	Log	ON	
APPLIANCES	Refrigerator, Washer, Dryer -Electric, Range-Electric	FIREPLACE	Two or More, Free Standing, In Living Room	/BASEMEN	
WINDOW COVERING	Blinds	GARAGE TYPE	Other/See Remarks	T	
		DRIVEWAY	Gravel	EXTERIOR AMENITIES	Separate Living Quarters, Green House, Horses OK, Landscaping, Lawn, Patio, Satellite, Shed, Workshop, Sprinkler, Other/See Remarks , Barn, Garden Area, Pasture Area, Trees

DIRECTIONS/REMARKS

Directions: **Take Hwy 97 to Meiss Lake Sams Neck Rd (north end of Dorris Airport) go approx 3.5 miles and turn rt and Andrews Rd, first house on rt.**

REMARKS TO PUBLIC **Sky Mountain Ranch is approx. 78.5 acres and features approx 2,150 sq. ft. 2bdr/2bth log home in excellent shape, the ranch also features a approx 784 sq. ft 1bdr/1bth guest home built in 1982 with metal roof, wood stove, monitor heater, washer & dryer, refrigerator, dual pane windows and 1 car detached garage. Other outbuildings include carriage house with guest qrts, loft, workshop and covered parking, plus an additional barn with horse stalls and hay storage. Irrigation well for irrigating the pastures.**

101215

Miscellaneous

Addendum:

The Sky Mountain Ranch is set up for the equestrian lover and offers many exceptional outdoor opportunities including big game hunting, waterfowl hunting, upland game hunting, sport fishing, snow skiing to name a few and all within a reasonable drive or even minutes from the ranch. The ranch consists of three legal parcels and is in the shape of an L. The property also features a borrow pit that the current owner uses sometimes for maintaining the roads and driveways.

