

LISTING DETAIL - CLIENT HANDOUT for RESIDENTIAL



MLS # **106917**
 Status **ACTIVE**
 Price **\$249,500**
 Type **Single Family**
 Address **838 Pumphouse Rd**
 Cross Street **Old Hwy 99**
 City **Grenada**
 Zip **96038**
 Area **Grenada**
 APN# **022-410-130**

Glen Rizzardo
 01749001
 California Outdoor Properties
 Ofc: 530-643-1336
 Cell: 530-598-4388
 1914 Ft Jones Rd
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 glenrizzardo@hotmail.com

Virtual

GENERAL

Associated Documents

Map

Neighborhood and School

# of Bedrooms	3	Apx Living Room	Yes	Length	
# of Bathrooms	2	Apx Master Bedroom	Yes	Width	
Garage Capacity	Two	Apx Bedroom 2	Yes	Make	
Apx Acres	3.00	Apx Bedroom 3	Yes	License #	
Stories	One	Apx Bedroom 4		Snow Load	
Apx SF	1572	Apx Dining Room	Area	Hud #	
Year Built	1967	Apx Breakfast Room		Serial #	
Within City Limits Y/N	No	Apx Kitchen	Yes	Apx Addl Living Qtr	
Subdivision	No	Apx Den		Ag Preserve Y/N	No
Lot Dimensions	Irreg	Apx Family Room		Sign Y/N	Yes
Sewage	Has Septic	Apx Utility Room	Yes	Zoning	AG2B40
View	Both Mtns	Apx Extra Room		Asking Price	\$249,500
Waterfront	None	Apx Workshop	Yes		
Heating	Wood Stove				
Water	Has Well				

FEATURES

BATH	Shower Enclosure	HEAT	Electric Wall, Wood Stove	ROOF	Composition
AMENITIES				EXTERIOR	Wood
WINDOWS	Double Pane, Vinyl Clad	SEWAGE	Has Septic	FOUNDATIO	Slab
FLOOR	Carpet, Tile, Vinyl	WATER	Has Well	N	
COVERING		INTERIOR	Wainscoting, Walk-in	/BASEMENT	
APPLIANCES	Refrigerator, Washer, Dryer	FEATURES	Closet	EXTERIOR	Horses OK, Landscaping,
	-Electric, Range-Electric	STYLE	Ranch	AMENITIES	Lawn, Patio, Workshop,
LAUNDRY	Utility Room	FIREPLACE	One, Free Standing, In Living Room		Other/See Remarks, Barn,
			Garage Attached	STREET	Pasture Area, Trees
		GARAGE TYPE	Gravel	UTILITIES	Paved
		DRIVEWAY		AVAILABLE	Cell Service, Diesel,
					Electricity, Hard Line Phone
					, Kerosene, Satellite

DIRECTIONS/REMARKS

I-5 to Grenada, go west and then turn left on Old Hwy 99, go approx. 3 miles and turn rt. on Pumphouse Rd, home will be on the left.

Nice and very well maintained Ranchette with Mt. Shasta views! House, garage & barn on 3 level acres in Grenada. This is a nice horse property which is fenced and cross fenced and has both a 30'X40' barn with hay storage, work shop and tack room, plus a second 18'X35' smaller barn for shelter or further storage. The home is a 1,572+/- sq. ft. 3bdm/2bth built in 1967. Other features include newer roof & exterior paint, vinyl dual pane windows, free standing wood stove, guest bath with a great claw foot tub and a master bedroom with knotty pine walls & ceilings, plus great views. There is a small patio w/ pergola in the backyard, a nice place to BBQ and enjoy the view. Property is in the Grenada Irrigation district, property backs up to district canal, seller has never taken water, just pays stand by fee, as property sub irrigates when district is pumping irrigation water.

106917

Miscellaneous

Addendum:

