

## LISTING DETAIL - CLIENT HANDOUT for RESIDENTIAL



MLS # **105374**  
 Status **ACTIVE**  
 Price **\$344,500**  
 Type **Single Family**  
 Address **6226 Shelley Rd**  
 Cross Street **Ager**  
 City **Montague**  
 Zip **96064**  
 Area **Montague**  
 APN# **013-251-670**

Glen Rizzardo  
 01749001  
 California Outdoor Properties  
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Virtual

### GENERAL

Associated Documents

Map

Neighborhood and School

# of Bedrooms	<b>2</b>	Apx Living Room	Length
# of Bathrooms	<b>2</b>	Apx Master Bedroom	Width
Garage Capacity	<b>Two</b>	Apx Bedroom 2	Make
Apx Acres	<b>40.00</b>	Apx Bedroom 3	License #
Stories	<b>One</b>	Apx Bedroom 4	Snow Load
Apx SF	<b>1771</b>	Apx Dining Room	Hud #
Year Built	<b>1997</b>	Apx Breakfast Room	Serial #
Within City Limits Y/N	<b>No</b>	Apx Kitchen	Apx Addl Living Qtr
Subdivision		Apx Den	Ag Preserve Y/N
Lot Dimensions	<b>irregular</b>	Apx Family Room	Sign Y/N
Sewage	<b>Has Septic</b>	Apx Utility Room	Zoning
View	<b>Mt Shasta</b>	Apx Extra Room	Asking Price
Waterfront	<b>None</b>	Apx Workshop	
Heating	<b>F/A Electric</b>		
Water	<b>Has Well</b>		

### FEATURES

BATH AMENITIES	<b>Double Sink, Shower Enclosure, Tub/Shower Enclosure</b>	COOLING	<b>Central Air, Heat Pump</b>	ROOF	<b>Composition</b>
KITCHEN AMENITIES	<b>Custom Cabinets, Lazy Susan</b>	HEAT	<b>F/A Electric</b>	EXTERIOR FOUNDATION	<b>Other/See Remarks</b>
WINDOWS	<b>Double Pane, Vinyl Clad</b>	SEWAGE	<b>Has Septic</b>	/BASEMENT	<b>Perimeter</b>
FLOOR COVERING	<b>Carpet, Vinyl</b>	WATER	<b>Has Well</b>	EXTERIOR AMENITIES	<b>Horses OK, Landscaping, Barn, Trees</b>
APPLIANCES	<b>Dishwasher, Garbage Disposal, Refrigerator, Washer, Dryer-Electric, Range-Electric</b>	INTERIOR FEATURES	<b>Built-In Desk, Built-In Hutch, Pantry, Vaulted Ceilings, Walk-in Closet</b>	STREET UTILITIES AVAILABLE	<b>Paved Cell Service, Electricity, Hard Line Phone, Satellite</b>
WINDOW COVERING	<b>Blinds</b>	STYLE GARAGE TYPE	<b>Ranch Garage Attached</b>	FENCING VIEW	<b>Barbed Wire, Wood Hills, the Eddies, Mt Shasta, Valley, Trees</b>
DRIVEWAY		DRIVEWAY	<b>Gravel</b>		

### DIRECTIONS/REMARKS

Yreka Ager to Shelley. First house on south side of Shelley.

Very well maintained neat and clean 1997 2bdrm/2bth 1,771 +/- sq. ft. home with office that could easily be converted to third bedroom. Utility room has a built in desk currently used for sewing area. Second bedroom has kitchenette and could be used as studio apartment. Open floor plans and vaulted ceilings. High quality custom oak cabinets. Great views of Mt. Shasta. Nice drive through barn/shop with large open area and two smaller rooms. RV hookup. Low maintenance landscaping. This parcel is 40 acres but if you need more land three adjoining 40 acres also available.

105374

Miscellaneous

Addendum:

