

LISTING DETAIL - CLIENT HANDOUT for RESIDENTIAL



MLS # **106893**
 Status **ACTIVE**
 Price **\$239,000**
 Type **Manufactured Home-433**
 Address **323 Calamity Ln**
 Cross Street **Montague Rd**
 City **Montague**
 Zip **96064**
 Area **Yreka**
 APN# **013-300-330**

Glen Rizzardo
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 California Outdoor Properties
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Virtual

GENERAL

Associated Documents

Map

Neighborhood and School

# of Bedrooms	3	Apx Living Room	Yes	Length	40
# of Bathrooms	2	Apx Master Bedroom	Yes	Width	26
Garage Capacity	Two	Apx Bedroom 2	Yes	Make	Nashua
Apx Acres	4.60	Apx Bedroom 3	Yes	License #	
Stories	One	Apx Bedroom 4		Snow Load	40
Apx SF	1440	Apx Dining Room	Area	Hud #	154162/154163
Year Built	1997	Apx Breakfast Room		Serial #	NNID 35647AB 4428
Within City Limits Y/N	No	Apx Kitchen	Yes		3BN
Subdivision		Apx Den		Apx Addl Living Qtr	
Lot Dimensions	Irreg	Apx Family Room		Ag Preserve Y/N	No
Sewage	Has Septic	Apx Utility Room	Yes	Sign Y/N	Yes
View	Mt Shasta	Apx Extra Room		Zoning	AG1-RRB5
Waterfront	None	Apx Workshop		Asking Price	\$239,000
Heating	F/A Electric				
Water	Has Well				

FEATURES

BATH	Double Sink, Tile	COOLING	Wall/Window	ROOF	Composition
AMENITIES	Enclosure	HEAT	F/A Electric, Wood	EXTERIOR	Wood
KITCHEN	Custom Cabinets		Stove, Fuel Tank	FOUNDATIO	Foundation System/433
AMENITIES			/Owned, Monitor-Oil	N/BASEMENT	
WINDOWS	Double Pane, Vinyl Clad	SEWAGE	Has Septic	EXTERIOR	Deck, Horses OK,
FLOOR	Carpet, Vinyl, Laminate	WATER	Has Well	AMENITIES	Landscaping, Lawn, Patio,
COVERING		INTERIOR	Pantry, Walk-in Closet		Barn, Pasture Area
APPLIANCES	Dishwasher, Refrigerator,	FEATURES		STREET	Paved
	Washer, Dryer-Electric,	STYLE	Traditional	UTILITIES	Cell Service, Diesel,
	Range-Electric	FIREPLACE	In Living Room	AVAILABLE	Electricity, Hard Line
WINDOW	Blinds	GARAGE TYPE	Garage Attached		Phone, Satellite
COVERING		DRIVEWAY	Gravel	FENCING	Barbed Wire, Woven Wire,
LAUNDRY	Utility Room				Other/See Remarks

DIRECTIONS/REMARKS

East on Montague Rd toward Montague, over RR Tracks, Calamity Ln is on left approx. 1/2 mile. Last home on Calamity Ln.

Beautiful small farm/ranchette just east of Yreka! This lovely 3bdrm/2bth 1,440+/- sq. ft. manufactured home has been well maintained, is on a 433 permanent foundation, has wood stove, central heat plus a monitor & a view of Mt. Shasta! Nice property for horses or other livestock, fully fenced, 4.6 acres of irrigated pasture in the Shasta River Irrigation Association, plus a good well. White vinyl fencing, gorgeous brick patio, vinyl decking, a small barn for hay storage & attached 2 car garage, plenty of room for garden, approx. 1/2 mile from the golf course. Enjoy pride of ownership & country living!

106893

Miscellaneous

Addendum:

