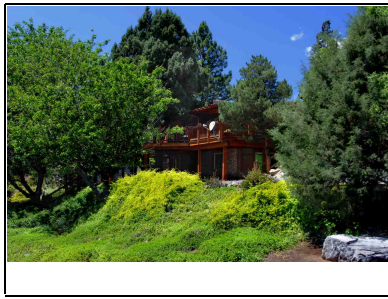


LISTING DETAIL - CLIENT HANDOUT for RESIDENTIAL



MLS # **107108**
 Status **ACTIVE**
 Price **\$349,500**
 Type **Single Family**
 Address **2243 Taylor Ave**
 Cross Street **Hwy 3**
 City **Yreka**
 Zip **96097**
 Area **Yreka**
 APN# **061-201-040**

Glen Rizzardo
 01749001
 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	3	Apx Living Room	1 Upstairs & 1 Downstairs	Length	
# of Bathrooms	3	Apx Master Bedroom	Yes	Width	
Garage Capacity	Two	Apx Bedroom 2	Yes	Make	
Apx Acres	0.80	Apx Bedroom 3	Yes	License #	
Stories	Two	Apx Bedroom 4		Snow Load	
Apx SF	2506	Apx Dining Room	Area	Hud #	
Year Built	1970	Apx Breakfast Room	Bar	Serial #	
Within City Limits Y/N	Yes	Apx Kitchen	1 Upstairs & 1 Downstairs	Apx Addl Living Qtr	
Subdivision	Shasta Belle Subdivision	Apx Den		Ag Preserve Y/N	No
Lot Dimensions	Irregular	Apx Family Room		Sign Y/N	Yes
Sewage	Has Septic	Apx Utility Room	In Garage	Zoning	R-1
View	Mt Shasta	Apx Extra Room	Above Garden Shed	Asking Price	\$349,500
Waterfront	None	Apx Workshop	Garden Shed		
Heating	F/A Electric				
Water	City				

FEATURES

KITCHEN AMENITIES	Custom Cabinets, Granite Counter Tops, Undermount Sink	COOLING HEAT	Heat Pump Electric Wall, Wood Stove, Fuel Tank/Owned, Monitor -Oil	ROOF EXTERIOR FOUNDATION	Composition Cedar Slab
WINDOWS FLOOR COVERING APPLIANCES	Double Pane, Vinyl Clad Carpet, Wood, Vinyl Cook Top, Dishwasher, Oven-Electric, Refrigerator	SEWAGE WATER INTERIOR FEATURES STYLE FIREPLACE	Has Septic City Security System, Skylight, Walk-in Closet Other/See Remarks Fireplace Insert, In Living Room	STREET UTILITIES AVAILABLE	Deck, Landscaping, Lawn, Patio, RV Parking, Satellite, Shed, Sprinkler, Other/See Remarks, Pond, Trees Paved Cable, Cell Service, Diesel, DSL, Electricity, Hard Line Phone, Kerosene, Propane,
WINDOW COVERING LAUNDRY	Blinds In Garage	GARAGE TYPE	Garage Attached		

DIRECTIONS/REMARKS

South on Hwy 3 and turn right onto Laura Lane, turn right on Taylor Avenue and look for the sign on the left.

Beautiful 2250 sf retreat home, on the edge of town! This unique & lovely home has been remodeled with a custom kitchen including granite countertops, backsplash, new cabinets, & much more. The house is surrounded by approx. 3,000sf of decking & patios, & the landscaping creates a quiet, serene place to relax at the end of the day. Enjoy the peaceful sound of waterfall & pond feature, & watching a variety of flowers, birds & wildlife. The main floor has a ground level entrance & contains kitchen, baths, living room & two bedrooms. Downstairs (which also has its own ground level entrance) has a bedroom, living room, kitchen & full bath for a separate living area. Circle drive, charming storage building too, all on 0.8 acre lot. Must see to appreciate!

107108

Miscellaneous

Addendum:

