

LISTING DETAIL - CLIENT HANDOUT for RESIDENTIAL



MLS # **108081**
 Status **ACTIVE**
 Price **\$159,900**
 Type **Manufactured Home-433**
 Address **4901 Whoo Ya**
 Cross Street **Scala**
 City **Montague**
 Zip **96064**
 Area **Montague**
 APN# **038-052-150**

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Virtual

GENERAL

Associated Documents

Map

Neighborhood and School

# of Bedrooms	3	Apx Living Room	13'6x25'4	Length	60.6
# of Bathrooms	2	Apx Master Bedroom	13'6x17'4	Width	27.4
Garage Capacity	None	Apx Bedroom 2	13'6x12	Make	Golden Wes
Apx Acres	2.50	Apx Bedroom 3	13'6x11'10	Apx Addl Living Qtr	
Stories	One	Apx Bedroom 4		Ag Preserve Y/N	No
Apx SF	1656	Apx Dining Room	13'6x12	Sign Y/N	Yes
Year Built	2005	Apx Breakfast Room		Zoning	Ag-1
Within City Limits Y/N	No	Apx Kitchen	13'6x13'9	Asking Price	\$159,900
Subdivision		Apx Den			
Lot Dimensions	330x330	Apx Family Room			
Sewage	Has Septic	Apx Utility Room	8x8		
View	Mt Shasta	Apx Extra Room			
Waterfront	None	Apx Workshop			
Heating	Hp Electric				
Water	Has Well				

FEATURES

BATH	Tub/Shower Enclosure	COOLING	Heat Pump	ROOF	Composition
AMENITIES		HEAT	HP Electric	EXTERIOR	T-111
WINDOWS	Double Pane	SEWAGE	Has Septic	FOUNDATION	Foundation System/433
FLOOR	Carpet, Vinyl, Other/See	WATER	Has Well	/BASEMENT	
COVERING	Remarks	INTERIOR	Bull Nose Corners,	EXTERIOR	Horses OK, Landscaping,
APPLIANCES	Dishwasher, Garbage	FEATURES	Vaulted Ceilings, Walk	AMENITIES	Lawn, Pasture Area,
	Disposal, Microwave,		-in Closet		Trees
	Refrigerator, Range	STYLE	Other/See Remarks	STREET	Dirt, Gravel
	-Electric	GARAGE TYPE	None	UTILITIES	Cell Service, Electricity,
WINDOW	Blinds	DRIVEWAY	Gravel	AVAILABLE	Hard Line Phone
COVERING				FENCING	Wood, Woven Wire
LAUNDRY	Utility Room			VIEW	Hills, the Eddies, Mt
					Shasta, Valley, Trees

DIRECTIONS/REMARKS

Oberlin Road to Scala, 2 miles on Scala, turn right on Whoo Ya 1/4 mile, house on right

Country Living! 1656 sf home on 2 1/2 acres, just 15 minutes from Yreka! This spacious 3/2 manufactured home has a light & open floor plan, large kitchen, vaulted ceilings, a large master bedroom & bath, & walk-in closets in all 3 bedrooms. The property is fenced for horses or livestock w/no-climb fencing, plus there is a fenced backyard w/a large playhouse. It's located on a gravel road, great for walking or riding a horse or bicycle with very little traffic. Call for an appointment to see it today!

108081

Miscellaneous

Addendum:

