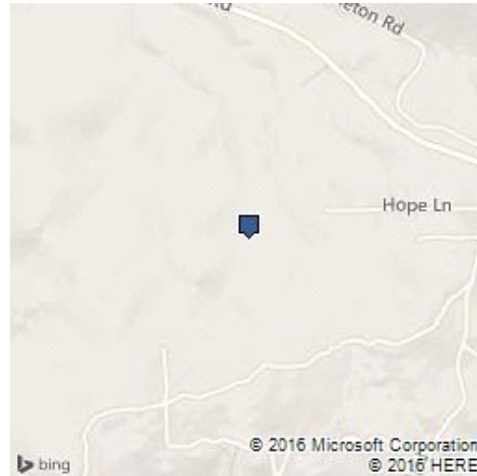


175 Hope LN, Oroville 95966

STATUS: Active

LIST PRICE: \$399,000

Hwy 162 to Forbestown Rd., Right on Hurleton Swedes Flat, Immediate Right on Hope to end.



MLNUMBER: CH16042716	PROPERTY TYPE: SFR (D)	LISTED: 03/01/2016	AREA:
BED: 2	SCHOOL DISTRICT:	MIDDLE SCHOOL:	# UNITS: 1
BATH(F,T,H,Q): 2,0,0,0	ELEMENTARY:	HIGH SCHOOL:	MAPBOOK:
SQFT(SRC): 1,830 (A)	AC/LOT SQFT: 40.1/1,746,756(A)	ENTRY LEVEL: 1	HORSE: Yes
\$/SQFT: \$218.03	ZONE: Ag-40	ENTRY LOCATION: Ground Level With Steps	DOM: Q
STORIES: Two Level	LOT DIMENSIONS:	LAND: Fee	CDOM: Q
STORIES TOTAL: 2	APN: 072470011000	# GARAGE SPACES: 1	VIEW: Yes
YEAR BUILT: 1986/ASR	COMPLEX:	LEASE?: No	POOL: No
BUILDING NAME:	HOA: \$0	SENIOR: No	PATIO: Yes
			FIREPLACE: Yes

Nature Lovers' Retreat! Comfortable, cozy 2 bed/2 bath home in a serene woodland retreat setting just a few minutes outside of town, end of the road privacy & 40+/- acres of rolling woodlands to explore! Views of the surrounding oak woodlands from every window! A small spring fed pond sits at the bottom of the meadow in front of the house. Inside, the spacious living room has high vaulted ceilings & a wood fireplace. Dining room has large windows & slider leading to a deck. Upstairs, there are 2 bedrooms, full bath & bonus/loft room for office space, workout room, etc. There is a large finished bonus room (approx. 300sf) above the detached garage. Outdoors, the home is surrounded by low maintenance landscaping, on sprinkler system. There is a 3 stall shed-row barn, w/tack room space – it has been some years since horses were kept here, so additional fencing and some work on the barn footing will be required prior to moving horses in. There is a small shed where smaller livestock has been kept, & plenty of room for a garden. Small roads criss-cross the property, making great hiking trails. This a wonderful place to enjoy wildlife and nature, with the convenience of being 12 miles from the center of town/hospital/groceries/restaurants/etc.

PRICE EXCLUDES:

PRICE INCLUDES: Washer/Dryer/Fridge - no warranties on these items.

FEATURES

FIREPLACE: Living Room, Wood	FLOOR: Partially Carpeted, Linoleum, Parquet	SPA: None	WATER SOURCE: WELL
COOLING: Evaporative	ACCESSIBILITY:	PATIO: Deck, Wood	DOORS:
HEATING: Wall Heater, Wood, Wood Stove	APPLIANCES: Electric Range, Electric Water Heater, Garbage Disposal, Refrigerator	COMMON WALLS: No Common Walls	FENCING:
LAUNDRY: Dryer Included, Individual Room, Inside, Washer Hookup, Washer Included	POOL: None	DIRECTION: West	ROOFING: Composition
INTERIOR: Bathtub, Beamed Ceilings, Built-Ins, Cathedral-Vaulted Ceilings, Ceiling Fan, Crown Moldings, High Ceilings (9 Feet+), Laminate Counters, Living Room Deck Attached, Shower, Shower in Tub, Storage Space, Two Story Ceilings, Wet Bar	UTILITIES: 220V In Garage, 220V In Workshop, Electricity - Available, Electricity - On Property, Propane, Telephone - On Property	VIEWS: Hills, Meadow, Mountain, Peek-A-Boo, Pond, Trees/Woods	EXTERIOR: Satellite Dish
ROOMS: All Bedrooms Up, Bonus, Loft, Master Bedroom Retreat, Workshop	ACCESSIBILITY:	CONSTRUCTION:	FOUNDATION: Concrete Perimeter
EATING AREA: Formal Dining Room, Separated	WINDOWS: Bay Window, Blinds, Double Pane Windows, Skylights	LOT: Access Road Unpaved, Gentle Slope, Gravel Street, Horse Property, Horse Property Improved, Landscaped, Lot Over 40000 Sqft, Lot Shape-Rectangular, Pond on Lot, Private Road, Rocks, Rolling Slope, Sprinkler System, Sprinklers Drip System, Sprinklers In Front, Sprinklers In Rear, Sprinklers Timer, Treed Lot, Utilities - Overhead	STRUCTURE:
STYLE: See Remarks	FLOOR: Partially Carpeted, Linoleum, Parquet	COMMUNITY:	OTHER STRUCTURES:
HOA:	POOL: No	DISCLOSURES:	Barn, Out Building, Shed, Shop
	PARKING: Carport, Driveway, Driveway - Gravel, Garage, Garage - Front Entry, On Site, RV Potential, Off Street		WINDOWS: Bay Window, Blinds, Double Pane Windows, Skylights
	SEWER: Septic Tank		SECURITY: Smoke Detector

©CRMLS. Information is believed to be accurate, but shall not be relied upon without verification.
Accuracy of square footage, lot size and other information is not guaranteed.