

## LISTING DETAIL - CLIENT HANDOUT for RESIDENTIAL



MLS # **108205**  
 Status **ACTIVE**  
 Price **\$295,000**  
 Type **Single Family**  
 Address **14827 Tarpon Drive**  
 Cross Street **Desavado**  
 City **Hornbrook**  
 Zip **96044**  
 Area **KRCE**  
 APN# **104-010-070**

Glen Rizzardo  
 01749001  
 California Outdoor Properties  
 Ofc: 530-643-1336  
 Cell: 530-598-4388  
 1914 Ft Jones Rd  
 Yreka CA 96097  
[glenrizzardo@hotmail.com](mailto:glenrizzardo@hotmail.com)

Virtual

### GENERAL

Associated Documents

Map

Neighborhood and School

# of Bedrooms	<b>4</b>	Apx Living Room	Length
# of Bathrooms	<b>3</b>	Apx Master Bedroom	Width
Garage Capacity	<b>Two</b>	Apx Bedroom 2	Make
Apx Acres	<b>1.00</b>	Apx Bedroom 3	License #
Stories	<b>One</b>	Apx Bedroom 4	Snow Load
Apx SF	<b>2311</b>	Apx Dining Room	Hud #
Year Built	<b>2004</b>	Apx Breakfast Room	Serial #
Within City Limits Y/N	<b>No</b>	Apx Kitchen	Apx Addl Living Qtr
Subdivision	<b>KRCE</b>	Apx Den	Ag Preserve Y/N
Lot Dimensions	<b>140x315</b>	Apx Family Room	Sign Y/N
Sewage	<b>Has Septic</b>	Apx Utility Room	Zoning
View	<b>River</b>	Apx Extra Room	Asking Price
Waterfront	<b>River</b>	Apx Workshop	
Heating	<b>F/A Electric</b>		
Water	<b>Has Well</b>		

### FEATURES

BATH	<b>Shower Enclosure, Tub</b>	COOLING	<b>Central Air</b>	ROOF	<b>Composition</b>
AMENITIES	<b>/Shower Enclosure</b>	HEAT	<b>F/A Electric, Wood Stove</b>	EXTERIOR	<b>Cement Board</b>
KITCHEN	<b>Custom Cabinets, Granite</b>	SEWAGE	<b>Has Septic</b>	FOUNDATION	<b>Slab</b>
AMENITIES	<b>Counter Tops, Lazy Susan,</b>	WATER	<b>Has Well</b>	/BASEMENT	
WINDOWS	<b>Undermount Sink</b>	INTERIOR	<b>Built-In Hutch, Bull Nose</b>	EXTERIOR	<b>Lawn, Patio, RV Parking</b>
FLOOR	<b>Double Pane, Vinyl Clad</b>	FEATURES	<b>Corners, Security System,</b>	AMENITIES	<b>, Sprinkler, Other/See</b>
COVERING	<b>Carpet, Tile</b>		<b>Other/See Remarks</b>		<b>Remarks</b>
APPLIANCES	<b>Dishwasher, Garbage</b>	STYLE	<b>Ranch</b>	WATERFRONT	<b>River</b>
	<b>Disposal, Microwave, Range</b>	FIREPLACE	<b>Fireplace Insert, In Living</b>	STREET	<b>Gravel, Paved</b>
	<b>-Propane, Refrigerator, Trash</b>		<b>Room</b>	UTILITIES	<b>Diesel, Electricity, Hard</b>
	<b>Compactor</b>	GARAGE	<b>Garage Attached</b>	AVAILABLE	<b>Line Phone, Propane,</b>
WINDOW	<b>Blinds</b>	TYPE		FENCING	<b>Satellite</b>
COVERING					<b>Partial, Woven Wire</b>

### DIRECTIONS/REMARKS

Ager Beswick 2.3 miles, left on Desavado. 3 miles, turn left on Tarpon. 1.3 miles to house (on left).

Klamath River Frontage! This beautiful, clean home offers an open floor plan and every window on the west side of the home offers a beautiful river view! Step out onto the covered patio and take the steps down across the front lawn, right to the water's edge. You can launch your boat on your own property! 25 minutes from Yreka, this one acre lot could be a wonderful fishing retreat, or a peaceful place to call home. The house is in excellent condition, with large kitchen with custom cabinets and granite counter tops, two master bedroom/baths at opposite ends of the house, and a wet bar in the corner of the living room. Attached two car garage, finished inside, and RV parking outside. Make an appointment to see this river front home!

108205

## Miscellaneous

Addendum:

