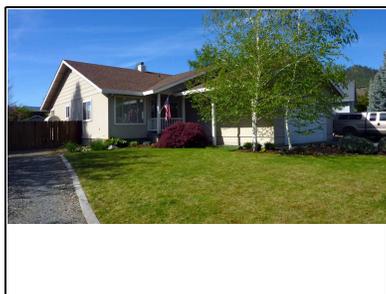


LISTING DETAIL - CLIENT HANDOUT for RESIDENTIAL



MLS # **108375**
 Status **ACTIVE**
 Price **\$242,500**
 Type **Single Family**
 Address **807 South**
 Cross Street **Shasta Ave.**
 City **Yreka**
 Zip **96097**
 Area **Yreka**
 APN# **061-101-230**

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	Yes	Length	
# of Bathrooms	2	Apx Master Bedroom	Yes	Width	
Garage Capacity	Two	Apx Bedroom 2	Yes	Make	
Apx Acres	0.27	Apx Bedroom 3	Yes	License #	
Stories	One	Apx Bedroom 4		Snow Load	
Apx SF	1870	Apx Dining Room	Area	Hud #	
Year Built	1991	Apx Breakfast Room		Serial #	
Within City Limits Y/N	Yes	Apx Kitchen	Yes	Apx Addl Living Qtr	
Subdivision	Chandler Estates	Apx Den		Ag Preserve Y/N	No
Lot Dimensions	Irreg	Apx Family Room		Sign Y/N	Yes
Sewage	Sewer	Apx Utility Room	Yes	Zoning	R-1
View	Hills	Apx Extra Room		Asking Price	\$242,500
Waterfront	None	Apx Workshop			
Heating	F/A Electric				
Water	City				

FEATURES

BATH AMENITIES	Double Sink, Shower Enclosure, Tub/Shower Enclosure	COOLING HEAT	Central Air F/A Electric, Other/See Remarks, Liquid Fuel Stove	ROOF EXTERIOR FOUNDATION	Composition Wood Perimeter
KITCHEN AMENITIES	Custom Cabinets	SEWAGE WATER INTERIOR FEATURES	Sewer City Bull Nose Corners, Vaulted Ceilings	STREET UTILITIES AVAILABLE	Deck, Landscaping, Lawn, Patio, RV Parking, Satellite, Shed, Sprinkler, Garden Area, Trees Paved Cable, Cell Service, Diesel, DSL, Electricity, Hard Line Phone, High Speed Internet
WINDOWS FLOOR COVERING APPLIANCES	Double Pane, Vinyl Clad Carpet, Wood Dishwasher, Garbage Disposal, Range-Electric Blinds	STYLE FIREPLACE	Ranch Free Standing, In Living Room		
WINDOW COVERING LAUNDRY	On-Site, Utility Room	GARAGE TYPE	Garage Attached		

DIRECTIONS/REMARKS

Main St. to South, go to top of South, Home will be on the Right.

Lovely, clean and well maintained Yreka home on a quiet street in great neighborhood! This home is nice and light inside, with vaulted ceilings, lots of window, & hardwood floors in dining and kitchen. A nice pantry is conveniently located off of kitchen. Enjoy a nice master bedroom with walk-in closet. Outdoors, the home is nicely landscaped with a large deck (partly covered) great for entertaining. A garden shed and garden boxes are ready for a summer garden! There is behind the fence RV or boat parking on the side of the house, for those extra toys. If you're looking for quiet living in Yreka, take a look at this home today!

108375

Miscellaneous

Addendum:

