

**LISTING DETAIL - CLIENT HANDOUT for RESIDENTIAL**



MLS # 109163  
 Status ACTIVE  
 Price \$349,000  
 Type Manufactured Home-433  
 Address 7401 E Louie  
 Cross Street Big Springs Rd.  
 City Montague  
 Zip 96064  
 Area Big Springs  
 APN# 020-010-640

Amy Friend  
 01328922  
 California Outdoor Properties  
 Ofc: 530-643-1336  
 1914 Ft Jones Rd  
 Yreka CA 96097  
 amy@amyfriend.com

Virtual

**GENERAL** Associated Documents  Map Neighborhood and School

# of Bedrooms	2	Apx Living Room	Length	45
# of Bathrooms	2	Apx Master Bedroom	Width	24
Garage Capacity	Two	Apx Bedroom 2	Make	Farwest
Apx Acres	42.89	Apx Bedroom 3	License #	LAB5138
Stories	One	Apx Bedroom 4	Snow Load	
Apx SF	1464	Apx Dining Room	Hud #	
Year Built	1982	Apx Breakfast Room	Serial #	3176A,3176B, 245210
Within City Limits Y/N	No	Apx Kitchen		,245211
Subdivision		Apx Den	Apx Addl Living Qtr	
Lot Dimensions	Irreg	Apx Family Room	Ag Preserve Y/N	No
Sewage	Has Septic	Apx Utility Room	Sign Y/N	Yes
View	Mt Shasta	Apx Extra Room	Zoning	Ag2B40
Waterfront	None	Apx Workshop	Asking Price	\$349,000
Heating	Monitor			
Water	Has Well			

**FEATURES**

BATH	Shower Enclosure, Tub	COOLING	Other/See Remarks	ROOF	Metal
AMENITIES	/Shower Enclosure	HEAT	Monitor-Oil	EXTERIOR	Wood
WINDOWS	Double Pane	SEWAGE	Has Septic	FOUNDATI	Foundation System/433
FLOOR	Carpet, Tile	WATER	Has Well	ON	
COVERING		INTERIOR	Vaulted Ceilings	/BASEMEN	
APPLIANCES	Dishwasher, Refrigerator, Dryer-Electric, Range -Electric	FEATURES		T	
WINDOW	Blinds, Curtains	STYLE	Other/See Remarks	EXTERIOR	Separate Living Quarters,
COVERING		FIREPLACE	None	AMENITIE	Deck, Green House, Horses
LAUNDRY	Utility Room	GARAGE TYPE	Garage Detached, Other/See Remarks	S	OK, Landscaping, Lawn, Satellite, Shed, Workshop, Other/See Remarks, Garden Area, Trees
		DRIVEWAY	Gravel	STREET	Dirt, Gravel

**DIRECTIONS/REMARKS**

Big Springs Rd. to Louie Rd.

Two homes and huge shop on 40 acres! End of the road privacy, Mt. Shasta views, quiet and serene neighborhood! This Shasta Valley property has two manufactured homes (one is 2 bed, 2 bath, 1,464 sf, built in 1982, and one is 2 bed, 1 bath, 1,008 sf, built in 1987), a detached garage and a 1,984 sq.ft. shop with 3 roll up doors, concrete floors, an office, bathroom, workshop and finished loft. One well serves both homes, but each has it's one septic. The land is mostly level, with many junipers on it. There are beautiful views of Mt. Shasta from most of the property. It's just a few minutes to the nearest convenience store; plus Weed and Yreka are both less than half hour drive away.

109163

Miscellaneous

Addendum:

