

LISTING DETAIL - CLIENT HANDOUT for RESIDENTIAL



MLS # **109864**
 Status **ACTIVE**
 Price **\$299,000**
 Type **Single Family**
 Address **428 Sugar Creek**
 Cross Street **S. Hwy 3**
 City **Callahan**
 Zip **96014**
 Area **Callahan**
 APN# **031-020-190**

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
# of Bathrooms	1.5	Apx Master Bedroom	Width
Garage Capacity	None	Apx Bedroom 2	Make
Apx Acres	10.00	Apx Bedroom 3	License #
Stories	Two	Apx Bedroom 4	Snow Load
Apx SF	1500	Apx Dining Room	Hud #
Year Built	1978	Apx Breakfast Room	Serial #
Within City Limits Y/N	No	Apx Kitchen	Apx Addl Living Qtr
Subdivision		Apx Den	Ag Preserve Y/N
Lot Dimensions	irreg	Apx Family Room	Sign Y/N
Sewage	Has Septic	Apx Utility Room	Zoning
View	Yes	Apx Extra Room	Asking Price
Waterfront	Other	Apx Workshop	
Heating	Monitor		
Water	Has Well		

FEATURES

KITCHEN AMENITIES	Tile Counter Tops	COOLING	Wall/Window	ROOF	Composition
WINDOWS	Double Pane, Metal Frame, Other/See Remarks	HEAT	Wood Stove, Monitor-Oil	EXTERIOR	Cement Board
FLOOR COVERING	Carpet, Tile, Wood	SEWAGE	Has Septic	FOUNDATIO	Partial Basement, Perimeter
APPLIANCE	Oven-Electric, Trash Compactor, Range-Electric	WATER	Has Well	N	
LAUNDRY	Basement, On-Site, Other/See Remarks	INTERIOR FEATURES	Built-In Hutch	/BASEMENT	
		STYLE	Country	EXTERIOR AMENITIES	Deck, Horses OK, Shed, Workshop, Other/See Remarks, Pasture Area, Pond, Trees
		FIREPLACE	One, Free Standing, In Living Room		
		GARAGE TYPE	Carport Detached, Other /See Remarks	WATERFRO	Other/See Remarks, Pond
		DRIVEWAY	Gravel	NT	
				STREET	Dirt, Gravel
				UTILITIES	Cell Service, Electricity,
				AVAILABLE	

DIRECTIONS/REMARKS

Hwy 3 to Sugar Creek Rd., First Driveway on the left, go across narrow bridge, then take first driveway to right, stay straight. No drive-by.

This charming little red house on the edge of the woods sits on 10 acres of sloping ground with pretty mountain views in all directions! It's a quiet location, where you can hear Sugar Creek running below and the wind in the pines. There is a two stall horse shelter, chicken coop, workshop building and partial fencing. A seasonal pond sits on the lower portion of the property. The house has an updated kitchen, 1 bedroom downstairs, and a bathroom with clawfoot tub and rustic wood cabinets, but needs some finishing details. Upstairs is a large second bedroom, small 1/2 bath, and a closet with washer/dryer hookups. The basement also has washer/dryer hook ups, lighting and work benches. There is a large covered deck on two sides of the house. With a minor amount of work and cleaning, this place will shine!

109864

Miscellaneous

Addendum:

