

LISTING DETAIL - CLIENT HANDOUT for RESIDENTIAL



MLS # **110320**
 Status **ACTIVE**
 Price **\$425,000**
 Type **Single Family**
 Address **16614 N Hwy 3**
 Cross Street **Bearspring Rd**
 City **Fort Jones**
 Zip **96032**
 Area **Fort Jones**
 APN# **014-250-140**

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Virtual

GENERAL Associated Documents Map Neighborhood and School

# of Bedrooms	2	Apx Living Room		Length	
# of Bathrooms	2	Apx Master Bedroom		Width	
Garage Capacity	Three	Apx Bedroom 2		Make	
Apx Acres	40.00	Apx Bedroom 3		License #	
Stories	Two	Apx Bedroom 4		Snow Load	
Apx SF	1224	Apx Dining Room		Hud #	
Year Built	2010	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	1314'x1345'	Apx Family Room		Sign Y/N	Yes
Sewage	Has Septic	Apx Utility Room		Zoning	RR-40,RR-10,AG1-80
View	Valley	Apx Extra Room		Asking Price	\$425,000
Waterfront	Other	Apx Workshop			
Heating	Wood Stove				
Water	Has Well				

FEATURES

BATH AMENITIES	Shower Enclosure, Tile Enclosure, Tile Floors, Tub /Shower Enclosure	COOLING HEAT	Other/See Remarks Wood Stove, Monitor -Propane	ROOF EXTERIOR FOUNDATION	Composition Cement Board Partial Basement
KITCHEN AMENITIES	Custom Cabinets, Granite Counter Tops, Undermount Sink	SEWAGE WATER STYLE	Has Septic Has Well Country	EXTERIOR AMENITIES	Deck, Horses OK, RV Parking, Shed, Barn, Pasture Area, Trees
WINDOWS	Double Pane, Vinyl Clad, Low E	GARAGE TYPE DRIVEWAY	Garage Attached Gravel	WATERFRONT STREET UTILITIES AVAILABLE	Other/See Remarks Paved Cell Service, Electricity, Hard Line Phone, Satellite
FLOOR COVERING APPLIANCES	Carpet, Tile Cook Top, Dishwasher, Oven-Electric			VIEW	Hills, Valley, Trees
WINDOW COVERING	Some				

DIRECTIONS/REMARKS

Hwy 3 to Bearspring Rd straight up driveway

If you are looking for that fresh, clean new home feel, along with room to run and space to farm this could be the place for you! A large portion of the 40 acres is farmable land with a wheel line in place. Water for crops & livestock, as well as the house. The approx. 35' x 80' pole barn, house, & seasonal pond, plus a second home pad, are all above the field set back in the trees. The two story home has ground level entrances on both levels, with upstairs being the main living area. It has a cozy cabin feel, but with all the comforts & conveniences. In the kitchen you will find granite counters, tile floors, custom cabinets, & a propane cook top. Right off the kitchen is the deck, all ready for summer BBQs! The open living room includes a wood stove and a view of the valley below. 2 bedrooms and another full bathroom are right off the great room which makes for easy, efficient heating of the whole area. The lower level of the home consists of a two bay garage, full bathroom & tons of storage space. Too many other amenities to list. Centrally located, you are just a short drive from either Yreka or Fort Jones. Call today to make an appointment to see this nice place!

110320

Miscellaneous

Addendum:

