

**LISTING DETAIL - CLIENT HANDOUT for RESIDENTIAL**

MLS # **110751**  
 Status **ACTIVE**  
 Price **\$449,000**  
 Type **Single Family**  
 Address **3428 Scott River Rd.**  
 Cross Street **Rattlesnake Creek Rd.**  
 City **Fort Jones**  
 Zip **96032**  
 Area **Fort Jones**  
 APN# **014-380-070**

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**California Outdoor Properties**  
**01838294**  
**1914 Ft Jones Rd**  
**Yreka CA 96097**  
**Ofc: 530-643-1336**

Virtual To...

**GENERAL**

Associated Documents

Map

Neighborhood and School

# of Bedrooms	<b>3</b>	Apx Living Room	<b>Yes</b>	Length	
# of Bathrooms	<b>2</b>	Apx Master Bedroom	<b>Yes</b>	Width	
Garage Capacity	<b>Three</b>	Apx Bedroom 2	<b>Yes</b>	Make	
Apx Acres	<b>8.00</b>	Apx Bedroom 3	<b>Yes</b>	License #	
Stories	<b>One</b>	Apx Bedroom 4		Snow Load	
Apx SF	<b>2781</b>	Apx Dining Room	<b>Yes</b>	Hud #	
Year Built	<b>1964</b>	Apx Breakfast Room		Serial #	
Within City Limits Y/N	<b>No</b>	Apx Kitchen	<b>Yes</b>	Apx Addl Living Qtr	
Subdivision		Apx Den	<b>Yes</b>	Ag Preserve Y/N	<b>No</b>
Lot Dimensions	<b>Irreg</b>	Apx Family Room		Sign Y/N	<b>Yes</b>
Sewage	<b>Has Septic</b>	Apx Utility Room	<b>Yes</b>	Zoning	<b>AG2B40/Ag1B80</b>
View	<b>Yes</b>	Apx Extra Room		Asking Price	<b>\$449,000</b>
Waterfront	<b>None</b>	Apx Workshop	<b>Yes</b>		
Heating	<b>Monitor</b>				
Water	<b>Has Well</b>				

**FEATURES**

BATH AMENITIES	<b>Double Sink, Shower Enclosure, Tub/Shower Enclosure</b>	HEAT	<b>Fuel Tank/Leased Other, Other/See Remarks, Monitor -Oil</b>	ROOF	<b>Composition</b>
KITCHEN AMENITIES	<b>Custom Cabinets, Granite Counter Tops, Kitchen Island, Lazy Susan, Undermount Sink</b>	SEWAGE WATER	<b>Has Septic Has Well</b>	EXTERIOR FOUNDATION	<b>Cement Board Perimeter</b>
WINDOWS	<b>Double Pane, Vinyl Clad</b>	INTERIOR FEATUR ES	<b>Bull Nose Corners, On Demand Hot Water, Vaulted Ceilings, Whole House Fan</b>	/BASEMENT	
FLOOR COVERING	<b>Carpet, Tile</b>	STYLE	<b>Ranch</b>	EXTERIOR AMENITIES	<b>Deck, Green House, Horses OK, Landscaping, Lawn, RV Parking, Shed, Workshop, Sprinkler, Garden Area, Pasture Area, Trees</b>
APPLIANCE S	<b>Dishwasher, Garbage Disposal, Microwave, Range -Propane, Refrigerator</b>	FIREPLACE	<b>One, Fireplace Insert, In Living Room</b>	STREET UTILITIES AVAILABLE	<b>Paved Cell Service, Diesel, DSL,</b>
		GARAGE TYPE	<b>Garage Attached, Garage Detached, Garage/Workshop</b>		

**DIRECTIONS/REMARKS**

Hwy 3 to Scott River Rd., just past Rattlesnake Creek Rd, on the left.

Beautiful, turn-key home in Scott Valley! Enjoy great views from most every window of this lovely, spacious home on 8 acres! The kitchen is great for cooking and entertaining with beautiful custom maple cabinets, engineered quartz counters, recessed lighting and an island, plus formal dining room. There is an attached one car garage, deck in the back, covered porch in the front and outbuildings include a two car garage/shop, large wood or storage shed, greenhouse and a dog kennel building and run, plus RV carport and RV hookup. The level, fully fenced property has been fully irrigated in the past, with mainline and risers in place in the large pasture. This immaculate house was remodeled down to the studs in 2007, and has been very well maintained. It's just a few minutes' drive from Fort Jones. It could be a great horse property, hobby farm, place to grow a garden for farmer's market, you decide! If you're looking for quiet country living and pretty views, make an appointment to see this house today!

**110751**

Miscellaneous

Addendum:

