

**LISTING DETAIL - CLIENT HANDOUT for RESIDENTIAL**



MLS # **111016**  
 Status **ACTIVE**  
 Price **\$599,000**  
 Type **Single Family**  
 Address **61500 Gordons Ferry Rd.**  
 Cross Street **Hwy 96**  
 City **Happy Camp**  
 Zip **96039**  
 Area **Happy Camp**  
 APN# **016-280-080**

**Nicole Harris**  
**02033451**  
**California Outdoor Properties**  
**Ofc: 530-643-1336**  
  
**1914 Ft Jones Rd**  
**Yreka CA 96097**  
**caloutdoorproperties@gmail.com**

Virtual To...

**GENERAL** Associated Documents  Map Neighborhood and School

# of Bedrooms	<b>2</b>	Apx Living Room	Length	
# of Bathrooms	<b>2</b>	Apx Master Bedroom	Width	
Garage Capacity	<b>Two</b>	Apx Bedroom 2	Make	
Apx Acres	<b>74.00</b>	Apx Bedroom 3	License #	
Stories	<b>Two</b>	Apx Bedroom 4	Snow Load	
Apx SF	<b>2720</b>	Apx Dining Room	Hud #	
Year Built	<b>1990</b>	Apx Breakfast Room	Serial #	
Within City Limits Y/N	<b>No</b>	Apx Kitchen	Apx Addl Living Qtr	
Subdivision		Apx Den	Ag Preserve Y/N	<b>No</b>
Lot Dimensions	<b>Irregular</b>	Apx Family Room	Sign Y/N	<b>Yes</b>
Sewage	<b>Has Septic</b>	Apx Utility Room	Zoning	<b>R-R-B-40</b>
View	<b>River</b>	Apx Extra Room	Asking Price	<b>\$599,000</b>
Waterfront	<b>River</b>	Apx Workshop		
Heating	<b>Hp Electric</b>			
Water	<b>Spring</b>			

**FEATURES**

BATH AMENITIES	<b>Shower Enclosure</b>	COOLING	<b>Heat Pump</b>	ROOF	<b>Metal</b>
KITCHEN AMENITIES	<b>Custom Cabinets, Lazy Susan</b>	HEAT	<b>HP Electric</b>	EXTERIOR	<b>Cedar</b>
WINDOWS	<b>Double Pane, Wood Frame</b>	SEWAGE	<b>Has Septic</b>	FOUNDATION	<b>Perimeter</b>
FLOOR COVERING	<b>Carpet, Wood, Laminate</b>	WATER	<b>Spring</b>	/BASEMENT	
APPLIANCES	<b>Microwave, Oven-Electric, Refrigerator, Washer, Dryer-Electric</b>	INTERIOR FEATURES	<b>Bull Nose Corners, Pantry, Security System, Spa/Hot Tub, Vaulted Ceilings, Walk-in Closet</b>	EXTERIOR AMENITIES	<b>Deck, Horses OK, Hot Tub, Landscaping, Lawn, Alternate Power Source, Trees</b>
WINDOW COVERING	<b>Blinds, Some</b>	STYLE	<b>Ranch</b>	WATERFRONT	<b>Yes, River, Spring</b>
LAUNDRY	<b>On-Site, Utility Room</b>	FIREPLACE	<b>One, in Family Room</b>	STREET	<b>Dirt, Gravel, Paved</b>
		GARAGE TYPE	<b>Garage Attached, Carport Attached</b>	UTILITIES AVAILABLE	<b>Cell Service, Electricity, Hard Line Phone, High Speed Internet, Satellite</b>
		DRIVEWAY	<b>Dirt, Gravel</b>		

**DIRECTIONS/REMARKS**

Hwy 96 to Gordon's Ferry Rd, go two miles staying left at every fork. (It is about 65 miles from the 4 way stop by Yreka HS to Gordon's Ferry Rd)

The Starlight Ranch, a 74 acre retreat on the Klamath River, offers a 2720 sq.ft. cedar home, 2 bedrooms and 2 baths, as well as an office. The open concept kitchen/dining/living room opens onto the huge back deck with hot tub overlooking the river. Upstairs, enjoy a private master suite, including bathroom and closet. An attached two car garage, two car carport, and woodshed provide lots of storage. Outside, the classic front porch looks out on a large lawn and a lane leading into the woods where endless outdoor adventures await. From steps to the river, to camp fire rings, to trails winding through the woods there are plenty of activities to keep you busy. If the search for gold is your calling you will enjoy the mining and dredging rights in this historical part of California. The property is surrounded by public land for ultimate privacy and recreational opportunities including a boat launch and sandy beach, otherwise only accessible by boat. Wildlife in the area includes elk, bear, deer and turkeys, and this portion of the river is a popular fishing spot with local guides. For more pictures & maps please visit our website.

111016

Miscellaneous

Addendum:

