

LISTING DETAIL - CLIENT HANDOUT for RESIDENTIAL



MLS # **111307**
 Status **ACTIVE**
 Price **\$349,000**
 Type **Single Family**
 Address **5501 Adobe Ln**
 Cross Street **Ager Rd**
 City **Montague**
 Zip **96064**
 Area **Montague**
 APN# **013-331-050**

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Virtual

GENERAL

Associated Documents

Map

Neighborhood and School

Apx Acres	15.00	Apx Workshop		Apx Addl Living Qtr	
# of Bedrooms	3	Wood	No	Ag Preserve Y/N	No
# of Bathrooms	2	Tile	No	Sign Y/N	No
Garage Capacity	One	One	No	Zoning	AG1
Stories	One	Wood Stove	Yes	Asking Price	\$349,000
Apx SF	1994	Central Air	No		
Year Built		Barn	No		
Subdivision		Garden Area	No		
Lot Dimensions	approx 1342.25 x 486.8	Pasture Area	Yes		
Sewage	Has Septic	Pool	No		
View	Mt Shasta	Separate Living Quarters	No		
Waterfront	None				
Heating	Monitor				
Water	Has Well				

FEATURES

BATH	Shower Enclosure	HEAT	Wood Stove, Monitor-Oil	ROOF	Composition
AMENITIES		SEWAGE	Has Septic	EXTERIOR	Brick, Cement Board
WINDOWS	Double Pane, Vinyl Clad	WATER	Has Well	FOUNDATIO	Perimeter, Slab
FLOOR	Carpet, Vinyl	INTERIOR	Built-In Desk, Handicap	N	
COVERING		FEATURES	Access, Pantry, Vaulted	/BASEMENT	
APPLIANCES	Cook Top, Dishwasher,	STYLE	Ceilings, Wainscoting	EXTERIOR	Deck, Horses OK,
	Double Oven	FIREPLACE	Ranch	AMENITIES	Landscaping, Lawn, Patio,
WINDOW	Blinds, Curtains, Some		Two or More, Free Standing		RV Parking, Shed,
COVERING			, In Family Room, In Living		Workshop, Sprinkler,
LAUNDRY	On-Site, Utility Room		Room		Pasture Area, Trees
		GARAGE	Garage Attached	STREET	Gravel
		TYPE		UTILITIES	Cell Service, Electricity,
		DRIVEWAY	Gravel	AVAILABLE	Hard Line Phone, Kerosene

DIRECTIONS/REMARKS

Ager Rd to Adobe, very last house at the end of the road. Less than 15 minutes from Yreka.

Tons of possibilities come to mind with this 3 bedroom 2 bath country home on 15 acres just out side of Montague, CA! The 1,994 sq ft home offers a flow through design with ash cabinets in the kitchen, a open beamed living room, laundry room, and ceiling fans to distribute the heat from two wood stoves. Outside, the land is flat and usable with fully fenced pasture area and a corral for horses or other animals. In addition to the garage, there is a huge 3 door shop, plus tack room, with wood stove so you can work on all your projects even when the weather doesn't cooperate. This property is easily accessible, just 15 minutes from Yreka, with a private, end of the road location, has a great well, covered RV parking and much more. Make an appointment today to discover what this home has to offer YOU!

111307

Miscellaneous

Addendum:

