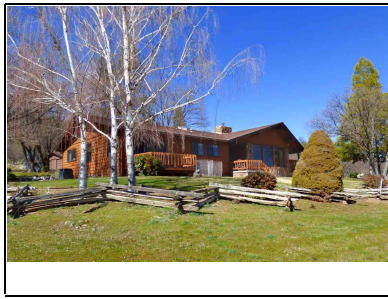


## LISTING DETAIL - CLIENT HANDOUT for RESIDENTIAL



MLS # **111676**  
 Status **ACTIVE**  
 Price **\$745,000**  
 Type **Single Family**  
 Address **525 Walters Ln**  
 Cross Street **Westside Rd**  
 City **Yreka**  
 Zip **96097**  
 Area **Yreka**  
 APN# **014-501-540**

Kathy Hayden  
 01081339  
 California Outdoor Properties  
 cell: 530-598-5336  
 ranchre@yahoo.com

Virtual

### GENERAL

Associated Documents

Map

Neighborhood and School

|                 |                    |                          |            |                     |                            |
|-----------------|--------------------|--------------------------|------------|---------------------|----------------------------|
| Apx Acres       | <b>111.10</b>      | Apx Workshop             |            | Apx Addl Living Qtr |                            |
| # of Bedrooms   | <b>3</b>           | Wood                     | <b>No</b>  | Ag Preserve Y/N     | <b>No</b>                  |
| # of Bathrooms  | <b>2</b>           | Tile                     | <b>No</b>  | Sign Y/N            | <b>Yes</b>                 |
| Garage Capacity | <b>Two</b>         | One                      | <b>No</b>  | Zoning              | <b>AG-2, AG-2-B-20, AG</b> |
| Stories         | <b>One</b>         | Wood Stove               | <b>No</b>  |                     | <b>-1</b>                  |
| Apx SF          | <b>2301</b>        | Central Air              | <b>No</b>  | Asking Price        | <b>\$745,000</b>           |
| Year Built      | <b>1977</b>        | Barn                     | <b>No</b>  |                     |                            |
| Subdivision     |                    | Garden Area              | <b>Yes</b> |                     |                            |
| Lot Dimensions  | <b>Irregular</b>   | Pasture Area             | <b>Yes</b> |                     |                            |
| Sewage          | <b>Has Septic</b>  | Pool                     | <b>No</b>  |                     |                            |
| View            | <b>Mt Shasta</b>   | Separate Living Quarters | <b>No</b>  |                     |                            |
| Waterfront      | <b>Yes</b>         |                          |            |                     |                            |
| Heating         | <b>Hp Electric</b> |                          |            |                     |                            |
| Water           | <b>Has Well</b>    |                          |            |                     |                            |

### FEATURES

|            |                                   |           |                                    |            |                                  |
|------------|-----------------------------------|-----------|------------------------------------|------------|----------------------------------|
| BATH       | <b>Shower Enclosure</b>           | HEAT      | <b>HP Electric</b>                 | ROOF       | <b>Composition</b>               |
| AMENITIES  |                                   | SEWAGE    | <b>Has Septic</b>                  | EXTERIOR   | <b>Wood</b>                      |
| KITCHEN    | <b>Prep Sink</b>                  | WATER     | <b>Has Well</b>                    | FOUNDATIO  | <b>Perimeter</b>                 |
| AMENITIES  |                                   | INTERIOR  | <b>Built-In Hutch, Skylight,</b>   | N          |                                  |
| WINDOWS    | <b>Double Pane</b>                | FEATURES  | <b>Vaulted Ceilings, Walk-in</b>   | /BASEMENT  |                                  |
| FLOOR      | <b>Carpet, Vinyl, Stone/Slate</b> |           | <b>Closet</b>                      | EXTERIOR   | <b>Deck, Horses OK,</b>          |
| COVERING   |                                   | STYLE     | <b>Ranch</b>                       | AMENITIES  | <b>Landscaping, Lawn, Patio,</b> |
| APPLIANCES | <b>Cook Top, Dishwasher,</b>      | FIREPLACE | <b>Fireplace Insert, In Family</b> |            | <b>RV Parking, Workshop,</b>     |
|            | <b>Microwave, Oven-Electric,</b>  |           | <b>Room, In Living Room</b>        |            | <b>Sprinkler, Other/See</b>      |
|            | <b>Refrigerator, Washer,</b>      | GARAGE    | <b>Garage Detached</b>             |            | <b>Remarks, Garden Area,</b>     |
|            | <b>Dryer-Electric</b>             | TYPE      |                                    |            | <b>Pasture Area, Pond, Trees</b> |
| WINDOW     | <b>Blinds, Curtains, Some</b>     | DRIVEWAY  | <b>Paved</b>                       | WATERFRONT | <b>Yes, Pond</b>                 |
| COVERING   |                                   |           |                                    | T          |                                  |

### DIRECTIONS/REMARKS

Westside Road out of Yreka, take a right on Walters Lane and continue almost to the end, look for address & sign on right.

Rare opportunity to own a spacious home on 111+/- acres with pond, shops, views & only five minutes from the conveniences of Yreka! The Seven Oaks Ranch has a solidly built 3 bed, 2 bath, 2301 sf house which has a comfortable layout, huge picture windows with Mt. Shasta views & has been well maintained. The informal living space, consisting of kitchen, dining room & sitting area, is separated from the formal living room by a large stone fireplace that heats both rooms. The spacious master suite has a large bath, vanity counters, walk-in closet, plus sliding glass doors leading to a private deck overlooking the ranch. With some updating, this would be a showcase property! The house has an attached 2 car garage w/full bathroom, plus two shops so there is plenty of space for tools, hobbies, cars, you name it! The larger shop has a 1/2 bath & wood stove. The yard is nicely landscaped & has some fruit trees & plenty of room for gardening. The land is home to a variety of wildlife including deer & waterfowl, with plenty of room for horses or livestock (pasture currently grazed by cattle in summer season). Make an appointment to visit this well thought out property today!

111676

Miscellaneous

Addendum:

