

## LISTING DETAIL - CLIENT HANDOUT for RESIDENTIAL



MLS # **112493**  
 Status **ACTIVE**  
 Price **\$449,000**  
 Type **Single Family**  
 Address **19031 Old State Highway**  
 Cross Street **E Ball Mountain Rd**  
 City **MacDoel**  
 Zip **96058**  
 Area **MacDoel**  
 APN# **011-390-260**

Amy Friend  
 01328922  
  
 amy@amyfriend.com  
 California Outdoor Properties  
 01838294  
 1914 Ft Jones Rd  
 Yreka CA 96097  
 Ofc: 530-643-1336

Virtual

### GENERAL

Associated Documents

Map

Neighborhood and School

# of Bedrooms	<b>3</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>40.50</b>	Apx Bedroom 3	License #
Stories	<b>One</b>	Apx Bedroom 4	Snow Load
Apx SF	<b>1700</b>	Apx Dining Room	Hud #
Year Built		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
Lot Dimensions	<b>Irregular</b>	Apx Family Room	Sign Y/N
Sewage	<b>Has Septic</b>	Apx Utility Room	Zoning
View	<b>Trees</b>	Apx Extra Room	Asking Price
Waterfront	<b>Creek</b>	Apx Workshop	
Heating	<b>Hp Electric</b>		
Water	<b>Has Well</b>		

### FEATURES

BATH AMENITIES	<b>Tub/Shower Enclosure</b>	COOLING	<b>Heat Pump</b>	ROOF	<b>Composition, Metal</b>
KITCHEN	<b>Kitchen Island</b>	HEAT	<b>HP Electric, Monitor-Oil</b>	EXTERIOR	<b>Brick, Stucco</b>
AMENITIES		SEWAGE	<b>Has Septic</b>	FOUNDATION	<b>Perimeter</b>
WINDOWS	<b>Double Pane</b>	WATER	<b>Has Well</b>	/BASEMENT	
FLOOR COVERING	<b>Wood, Vinyl</b>	STYLE	<b>Ranch</b>	EXTERIOR	<b>Green House, Horses OK,</b>
APPLIANCES	<b>Oven-Electric, Refrigerator, Washer, Dryer-Electric</b>	FIREPLACE	<b>Two or More, Fireplace Insert, Free Standing, In Family Room</b>	AMENITIES	<b>Landscaping, Lawn, Garden Area, Pasture Area, Pond, Trees</b>
WINDOW COVERING	<b>Blinds</b>	GARAGE TYPE	<b>Garage Attached, Carport Attached</b>	WATERFRONT	<b>Yes, Creek, Pond</b>
LAUNDRY	<b>In Garage, Utility Room</b>	DRIVEWAY	<b>Gravel</b>	STREET	<b>Gravel</b>
				UTILITIES AVAILABLE	<b>Cell Service, Electricity, Hard Line Phone,</b>

### DIRECTIONS/REMARKS

Call listing office for directions, property is behind locked gate.

The 40.5+/- acre Jerome Butte Homestead is history & opportunity all rolled into one! Butte Creek runs through this property & feeds a year-round pond with trout and bass. There are two homes, plus an old cabin known as "Mr. Berry's House". The main house is an estimated 1700 sq. ft. with 3 beds, 2 baths & a remodel in progress. The open format living space is not finished but livable, with a lot of work already completed. There are lots of fruit trees on the property as well as three greenhouses, the larger main one being approximately 20' x 50' & housing an assortment of herbs & vegetables! You will also find plenty of additional garden space, several outbuildings, grassy creek banks, & a nice meadow area before the property heads back along the base of Jerome Butte to the pond. The second home was originally a cabin, remodeled in the 1960s & currently used as a guest house. With 2 beds & 1 bath this home is an estimated 1300 sq. ft. including living room, kitchen & laundry, plus two unfinished rooms used for storage. If you are looking for a place to make your mark & create a country home, maybe grow your own food or raise a few animals, this one is worth a look!

112493

Miscellaneous

Addendum:

