

LISTING DETAIL - CLIENT HANDOUT for RESIDENTIAL



MLS # **112587**
 Status **ACTIVE**
 Price **\$229,000**
 Type **Manufactured Home-433**
 Address **3330 Sheep Mountain Rd**
 Cross Street **Highway 97**
 City **MacDoel**
 Zip **96058-9777**
 Area **MacDoel**
 APN# **003-400-390**

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Virtual To...

GENERAL Associated Documents Map Neighborhood and School

# of Bedrooms	5	Apx Living Room	Length	64'
# of Bathrooms	3	Apx Master Bedroom	Width	38.5'
Garage Capacity	None	Apx Bedroom 2	Make	Fuqua Home
Apx Acres	20.00	Apx Bedroom 3	License #	
Stories	One	Apx Bedroom 4	Snow Load	
Apx SF	2453	Apx Dining Room	Hud #	ORE505138,
Year Built	2008	Apx Breakfast Room		ORE505759,
Within City Limits Y/N		Apx Kitchen		ORE505760
Subdivision		Apx Den	Serial #	FH3120648AAC08,
Lot Dimensions	Approx. 1325' x 662'	Apx Family Room		FH3120648BC08
Sewage	Has Septic	Apx Utility Room		,FH3120648CC08
View	Mt Shasta	Apx Extra Room	Apx Addl Living Qtr	No
Waterfront	None	Apx Workshop	Ag Preserve Y/N	Yes
Heating	Hp Electric		Sign Y/N	AG-2-B-40
Water	Has Well		Zoning	\$229,000
			Asking Price	

FEATURES

BATH AMENITIES	Double Sink	COOLING HEAT	Heat Pump HP Electric, Wood Stove	ROOF EXTERIOR FOUNDATION /BASEMENT	Composition Cement Board Foundation System/433
WINDOWS FLOOR COVERING APPLIANCES	Double Pane, Vinyl Clad Carpet, Vinyl Dishwasher, Microwave, Oven-Electric, Refrigerator, Washer, Dryer-Electric Blinds, Curtains	SEWAGE WATER INTERIOR FEATURES	Has Septic Has Well Pantry, Vaulted Ceilings, Walk-in Closet	EXTERIOR AMENITIES	Deck, Horses OK, Landscaping, Lawn, Shed, Trees Paved
WINDOW COVERING LAUNDRY	Utility Room	STYLE FIREPLACE	Ranch One, Free Standing, In Living Room	STREET UTILITIES AVAILABLE	Cell Service, Electricity, Hard Line Phone, High Speed Internet, Satellite Partial
		GARAGE TYPE DRIVEWAY	None Gravel	FENCING VIEW	Mt Shasta, Trees

DIRECTIONS/REMARKS

N on Hwy 97 through MacDoel, R on Sheep Mountain Rd, stay left on paved and painted rd after cattle guard, R at the white fence to end of road.

Large manufactured home with great open floor plan and located on 20 usable acres! Inside you will find 5 bedrooms and 3 baths, including a large master suite with a nice office/bonus room, walk in closet, and double sinks in the bathroom. The living room, dining room and kitchen are all open with vaulted ceilings and views out to the back yard and Mount Shasta beyond. This home is equipped with an electric heat pump for heat and air conditioning, as well as a Blaze King wood stove for super-efficient and cozy heat in the winter. The inside needs some cleaning, but is otherwise ready to be turned into a cozy home with a high level of functionality. Outside there is a nice fenced lawn, fruit trees, and many different animal pens, perfect for 4H or homestead projects. The land is all flat and usable with some area cleared to enhance the view. Good well and plenty of space for a garden, horses/livestock, or??? Give us a call today to see this home in the agricultural community of MacDoel, California!

112587

Miscellaneous

Addendum:

