

LISTING DETAIL - CLIENT HANDOUT for RESIDENTIAL



MLS # **113386**
 Status **ACTIVE**
 Price **\$349,000**
 Type **Single Family**
 Address **12424 S Main St.**
 Cross Street **Hamilton St.**
 City **Fort Jones**
 Zip **96032**
 Area **Fort Jones**
 APN# **055-192-270**

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Virtual

GENERAL

Associated Documents

Map

Neighborhood and School

Apx Acres	8.74	Apx Workshop		Apx Addl Living Qtr	
# of Bedrooms	3	Wood	No	Ag Preserve Y/N	No
# of Bathrooms	2	Tile	Yes	Sign Y/N	Yes
Garage Capacity	Three	One	No	Zoning	TBD
Stories	Two	Wood Stove	Yes	Asking Price	\$349,000
Apx SF	1598	Central Air	No		
Year Built	1936	Barn	Yes		
Subdivision	Gretchen Acres	Garden Area	No		
Lot Dimensions	Irregular	Pasture Area	Yes		
Sewage	Has Septic	Pool	No		
View	Hills	Separate Living Quarters	No		
Waterfront	Seasonal Creek				
Heating	Hp Electric				
Water	Has Well				

FEATURES

BATH AMENITIES	Shower Enclosure, Tile Floors, Tub/Shower Enclosure	COOLING HEAT	Heat Pump HP Electric, Wood Stove, Monitor-Oil	ROOF EXTERIOR FOUNDATION /BASEMENT	Composition Wood, Other/See Remarks Partial Basement
KITCHEN AMENITIES	Custom Cabinets	SEWAGE WATER	Has Septic Has Well	EXTERIOR AMENITIES	Deck, Horses OK, Landscaping, Satellite, Shed, Workshop, Barn, Pasture Area, Trees
WINDOWS FLOOR COVERING	Double Pane, Vinyl Clad Carpet, Tile, Laminate	STYLE FIREPLACE	Ranch Free Standing, In Living Room, Other/See Remarks	WATERFRONT	Seasonal Creek
APPLIANCES	Dishwasher, Garbage Disposal, Microwave, Refrigerator, Range-Electric	GARAGE TYPE	Garage Detached, Garage /Workshop	STREET UTILITIES AVAILABLE	Paved Electricity, Kerosene, Satellite
LAUNDRY	Utility Room	DRIVEWAY	Paved		

DIRECTIONS/REMARKS

From Yreka take Hwy 3 into Fort Jones. After passing Hamilton St the driveway is on the left.

This 1598+/- sq. ft., 3 bed, 2 bath home has been remodeled both inside & out! There are laminate wood floors throughout the main living space including in living room, dining room & kitchen. The kitchen is nice & bright with all new cabinets & appliances, as well as laminate counter tops & a stainless steel sink. The main floor also has two bedrooms, including the master suite, both of which have new carpet & extra built in storage. Upstairs is one large room with knotty pine walls & ceilings with built-in storage under the eaves, making it ideal for a cozy third bedroom. The home has new dual pane windows, smart board siding, & a new comp roof. Outbuildings include a detached two car garage, a workshop with garage door on one side & an open bay on the other side, a small building that would be great for a tack shed & a small barn. New fencing is in place, as well as frost free faucets, all ready for your animals. Also included is the separate parcel across the street on the corner of Hamilton St. where the well for the property is located. Don't miss this opportunity to have over 8 acres & a newly remodeled home within walking distance of downtown Fort Jones!

113386

Miscellaneous

Addendum:

