

LISTING DETAIL - CLIENT HANDOUT for RESIDENTIAL



MLS # **113392**
 Status **ACTIVE**
 Price **\$295,000**
 Type **Single Family**
 Address **232 La Veta Way**
 Cross Street **Highway 96**
 City **Klamath River**
 Zip **96050**
 Area **Klamath River**
 APN# **006-440-150**

Nicole Harris
02033451
Cell: 530-643-0462
caloutdoorproperties@gmail.com
California Outdoor Properties
01838294
1914 Ft Jones Rd
Yreka CA 96097
Ofc: 530-643-1336

Virtual To...

GENERAL Associated Documents Map Neighborhood and School

# of Bedrooms 3	Apx Living Room	Length
# of Bathrooms 2	Apx Master Bedroom	Width
Garage Capacity Three	Apx Bedroom 2	Make
Apx Acres 11.00	Apx Bedroom 3	License #
Stories Two	Apx Bedroom 4	Snow Load
Apx SF 2164	Apx Dining Room	Hud #
Year Built 1989	Apx Breakfast Room	Serial #
Within City Limits Y/N No	Apx Kitchen	Apx Addl Living Qtr
Subdivision	Apx Den	Ag Preserve Y/N No
Lot Dimensions Irregular	Apx Family Room	Sign Y/N No
Sewage Has Septic	Apx Utility Room	Zoning R-R-B-5
View River	Apx Extra Room	Asking Price \$295,000
Waterfront River	Apx Workshop	
Heating Hp Electric		
Water Has Well		

FEATURES

BATH Shower Enclosure, Tub	COOLING Central Air, Heat Pump	ROOF Composition
AMENITIES /Shower Enclosure	HEAT HP Electric, Wood Stove,	EXTERIOR Wood
KITCHEN Kitchen Island, Prep Sink, Tile	Monitor-Oil	FOUNDATIO Perimeter
AMENITIES Counter Tops	SEWAGE Has Septic	N
WINDOWS Double Pane, Vinyl Clad	WATER Has Well	/BASEMENT
FLOOR Carpet, Tile, Wood, Vinyl	INTERIOR Built-In Desk, Skylight,	EXTERIOR Deck, Horses OK,
COVERING	FEATURES Vaulted Ceilings, Walk-in	AMENITIES Landscaping, Patio,
APPLIANCES Cook Top, Dishwasher,	Closet	Satellite, Shed, Workshop,
Garbage Disposal,	STYLE Craftsman Style	Alternate Power Source,
Microwave, Oven-Electric,	FIREPLACE One, Free Standing, In	Trees
Refrigerator	Living Room, Other/See	WATERFRO Yes, River
WINDOW Blinds, Curtains, Some	Remarks	NT
COVERING	GARAGE Garage Detached	UTILITIES Electricity, Generator, Hard
	TYPE	AVAILABLE

DIRECTIONS/REMARKS

Hwy 96, right on La Veta Way, follow the road a short distance up the hill and to the left, house will be on your left. Less than 25 miles to Yreka!

Enjoy waterfront living to the fullest with this Klamath River front home and 11+/- acres with views on every side! Built in 1989, this 3 bed, 2 bath, 2,164 sq. ft. home is spacious and clean with wood accents, skylights and vaulted ceilings throughout, not to mention plenty of windows to take in the river view! The main floor includes the kitchen, dining and living rooms, two bedrooms and the main bathroom. The kitchen has vaulted ceilings, nice eat-in island, prep sink and cupboards galore for plenty of storage. The wood beam ceiling in the living room and window seats in both bedrooms and the dining room add a cozy feel. The upstairs is a spacious master suite get away with a sitting area, walk in closet, and a balcony overlooking the river and hills beyond. The rolling field ground provides plenty of space for animals while the two-car garage and separate shop, wired 240, provides space for your indoor hobbies. The property borders public land for access to untold hiking, riding, and hunting opportunities. The Klamath River access adds fishing, swimming, and picnicking to the list of potential activities and solidifies this home as a top pick for outdoor enthusiasts!

113392

Miscellaneous

Addendum:

