

LISTING DETAIL - CLIENT HANDOUT for RESIDENTIAL



MLS # **20220590**
 Status **ACTIVE**
 Price **\$975,000**
 Type **Single Family**
 Address **5800 Ager Beswick**
 Cross Street **Ager Rd.**
 City **Montague**
 Zip **96064**
 Area **Montague**
 APN# **041-360-140**

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Virtual Tour: Virtual Tour

GENERAL

Associated Documents

Map

Neighborhood and School

# of Bedrooms	3	Apx Living Room		Length	
# of Bathrooms	2.5	Apx Master Bedroom	455 sf plus closet	Width	
Garage Capacity	Four +	Apx Bedroom 2	261 sf	Make	
Apx Acres	69.88	Apx Bedroom 3	224 sf, has armoire only	License #	
Stories	Two			Snow Load	
Apx SF	3973	Apx Bedroom 4		Hud #	
Year Built	2014	Apx Dining Room		Serial #	
Within City Limits Y/N	No	Apx Breakfast Room	area in kitchen	Apx Addl Living Qtr	
Subdivision		Apx Kitchen	244 sf	Ag Preserve Y/N	No
Lot Dimensions	Irregular	Apx Den		Sign Y/N	No
Sewage	Has Septic	Apx Family Room		Zoning	AG-2 per FirstAm
View	Mt Shasta	Apx Utility Room	Yes	Asking Price	\$975,000
Waterfront	None	Apx Extra Room			
Heating	Radiant	Apx Workshop	1100 sf unfinished basemt		
Water	Has Well				

FEATURES

BATH AMENITIES	Shower Enclosure	COOLING HEAT	Central Air F/A Electric, Radiant, Wood Stove	ROOF EXTERIOR FOUNDATION	Composition Cedar
KITCHEN AMENITIES	Custom Cabinets, Granite Counter Tops, Kitchen Island, Prep Sink, Undermount Sink	SEWAGE WATER INTERIOR FEATURES	Has Septic Has Well French Doors, Pantry, Sun Tubes, Vaulted Ceilings, Walk-in Closet	/BASEMENT EXTERIOR AMENITIES STREET UTILITIES AVAILABLE	Partial Basement, Perimeter Deck, Horses OK, Satellite, Shed, Workshop, Trees Paved Cell Service, Electricity, Hard Line Phone, High Speed Internet, Propane, Satellite
WINDOWS FLOOR COVERING	Double Pane, Vinyl Clad Wood	STYLE FIREPLACE	Country Two or More, Free Standing, In Living Room	VIEW	Hills, Mt Shasta, Valley,
APPLIANCES	Central Vacuum, Dishwasher, Garbage Disposal, Microwave, Oven-Electric, Range-Propane,	GARAGE TYPE	Garage Attached		

DIRECTIONS/REMARKS

Montague Rd. to Yreka Ager Rd. to Ager Rd., north to Ager Beswick Rd., behind locked and gated private drive. Shown by Appointment Only.

Stunning hilltop getaway on 69.88 +/- acres with 360 views including majestic Mt. Shasta. This custom home is being sold completely furnished & move in ready! It has 3,973 sf of living space, plus 1,100 sf of unfinished basement and a six car, 1,480 sf garage. The upper level features the kitchen and main great room as well as the master suite and second bedroom. The third guest room is downstairs with its own en suite bath off the cozy entertainment room complete with wood stove, fully equipped kitchenette, and HD&3D home theater with 8x12ft screen. Attention to detail can be found everywhere from gorgeous granite in the gourmet kitchen and bathrooms, thoughtfully placed windows for stunning views and natural lighting, custom trim, and solid wood floors throughout the house. Behind the scenes, just as much care was taken to create a comfortable yet energy efficient home with three sources of heat including geothermal radiant, wood, and electric forced air; LED lighting; and maintenance free extruded aluminum wraparound decking. Ask for a full amenities list, too many to mention! Check out the full video tour, then call for a private showing today!

20220590

Miscellaneous

Addendum:

