

**LISTING DETAIL - CLIENT HANDOUT for RESIDENTIAL**



MLS # **114391**  
 Status **ACTIVE**  
 Price **\$299,900**  
 Type **Manufactured Home-433**  
 Address **6435 Bowen Centers Rd**  
 Cross Street **Kilgore Hills**  
 City **Yreka**  
 Zip **96097-9149**  
 Area **Yreka**  
 APN# **038-450-080**

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Virtual To...

**GENERAL** Associated Documents Map Neighborhood and School

# of Bedrooms	<b>3</b>	Apx Living Room	Length	<b>48'</b>
# of Bathrooms	<b>2</b>	Apx Master Bedroom	Width	<b>38' 6"</b>
Garage Capacity	<b>One</b>	Apx Bedroom 2	Make	<b>Fuqua</b>
Apx Acres	<b>20.00</b>	Apx Bedroom 3	License #	
Stories	<b>One</b>	Apx Bedroom 4	Snow Load	
Apx SF	<b>1757</b>	Apx Dining Room	Hud #	
Year Built	<b>2007</b>	Apx Breakfast Room	Serial #	<b>FH3120398 A,B, &amp; C</b>
Within City Limits Y/N	<b>No</b>	Apx Kitchen	Apx Addl Living Qtr	
Subdivision	<b>Shamrock Acres</b>	Apx Den	Ag Preserve Y/N	<b>No</b>
Lot Dimensions	<b>Approx. 991' x 674' x 833' x 1127'</b>	Apx Family Room	Sign Y/N	<b>Yes</b>
Sewage	<b>Has Septic</b>	Apx Utility Room	Zoning	<b>TBD</b>
View	<b>Valley</b>	Apx Extra Room	Asking Price	<b>\$299,900</b>
Waterfront	<b>None</b>	Apx Workshop		
Heating	<b>F/A Propane</b>			
Water	<b>Has Well</b>			

**FEATURES**

BATH AMENITIES	<b>Double Sink, Shower Enclosure</b>	COOLING HEAT	<b>Wall/Window F/A Propane, Wood Stove</b>	ROOF EXTERIOR	<b>Composition Cement Board</b>
KITCHEN AMENITIES	<b>Undermount Sink</b>	SEWAGE WATER	<b>Has Septic Has Well</b>	FOUNDATI ON	<b>Foundation System/433</b>
WINDOWS FLOOR COVERING	<b>Double Pane, Vinyl Clad Carpet, Vinyl</b>	INTERIOR FEATURES	<b>Bull Nose Corners, Sun Tubes, Wainscoting, Walk-in Closet</b>	/BASEMENT	
APPLIANCES	<b>Dishwasher, Garbage Disposal, Refrigerator, Washer, Dryer-Propane Blinds, Curtains</b>	STYLE FIREPLACE	<b>Ranch One, Free Standing, In Living Room</b>	EXTERIOR AMENITIE S	<b>Deck, Horses OK, Landscaping, Satellite, Shed, Workshop, Alternate Power Source, Garden Area, Trees Gravel</b>
WINDOW COVERING LAUNDRY	<b>Utility Room</b>	GARAGE TYPE DRIVEWAY	<b>Garage Detached Gravel</b>	STREET UTILITIES AVAILABL E	<b>Cell Service, Generator, High Speed Internet, Propane,</b>

**DIRECTIONS/REMARKS**

I-5 Exit 770, left on Shamrock Rd, right on Kilgore Hills, then left at the T. Take the next right and look for sign on left.

Location, location, location! This home is conveniently located less than 15 minutes from Yreka so you can easily commute to work or school and still come home to quiet serenity up on a ridge overlooking the Shasta Valley! This 3 bedroom, 2 bath, 2007 manufactured home on a permanent foundation has 1757 square feet and a flow-through floor plan. The kitchen features stainless steel appliances, an under-mount sink, and Silestone counter-tops. The master suite is spacious with walk-in closet, master bath with two separate vanities, and a door out to a small private deck for enjoying morning coffee! This home is off grid using a combination of solar & wind power, propane, and automatic generator backup to power the usual conveniences. Blinds, inside and out, as well as ceiling fans help with climate control during the summer months while the forced air heat and wood stove keep you warm in the winter. Outside, there is a raised bed garden area, detached garage, two bay metal shop, and plenty of space for your horses or chickens. When you are all done with your homesteading activities you can come back to the shady front deck and relax as you take in the beautiful ridge-top views!

This information is deemed reliable but not guaranteed. These properties may be the listings of another Broker.

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Miscellaneous

Addendum:

