

## LISTING DETAIL - CLIENT HANDOUT for RESIDENTIAL



MLS # **20220145**  
 Status **ACTIVE**  
 Price **\$799,900**  
 Type **Single Family**  
 Address **17716 Gazelle Callahan Rd**  
 Cross Street **Macks Gulch Rd**  
 City **Gazelle**  
 Zip **96034-9400**  
 Area **Gazelle**  
 APN# **022-110-130**

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Virtual Virtual Tour

### GENERAL

Associated Documents

Map

Neighborhood and School

Apx Acres	<b>320.00</b>	Apx Workshop		Apx Addl Living Qtr	
# of Bedrooms	<b>2</b>	Wood	<b>No</b>	Ag Preserve Y/N	<b>No</b>
# of Bathrooms	<b>2</b>	Tile	<b>Yes</b>	Sign Y/N	<b>Yes</b>
Garage Capacity	<b>None</b>	One	<b>Yes</b>	Zoning	<b>Ag2B</b>
Stories	<b>One</b>	Wood Stove	<b>Yes</b>	Asking Price	<b>\$799,900</b>
Apx SF	<b>1824</b>	Central Air	<b>No</b>		
Year Built	<b>2000</b>	Barn	<b>No</b>		
Subdivision		Garden Area	<b>No</b>		
Lot Dimensions	<b>Unknown</b>	Pasture Area	<b>No</b>		
Sewage	<b>Has Septic</b>	Pool	<b>No</b>		
View	<b>Hills</b>	Separate Living Quarters	<b>No</b>		
Waterfront	<b>Creek</b>				
Heating	<b>Radiant</b>				
Water	<b>Has Well</b>				

### FEATURES

BATH	<b>Tile Enclosure, Tile Floors,</b>	HEAT	<b>Radiant, Wood Stove</b>	ROOF	<b>Composition</b>
AMENITIES	<b>Tub/Shower Enclosure</b>	SEWAGE	<b>Has Septic</b>	EXTERIOR	<b>Wood, Other</b>
KITCHEN	<b>Custom Cabinets</b>	WATER	<b>Has Well</b>	FOUNDATION	<b>Perimeter</b>
AMENITIES		INTERIOR	<b>Pantry, Vaulted</b>	/BASEMENT	
WINDOWS	<b>Double Pane</b>	FEATURES	<b>Ceilings</b>	EXTERIOR	<b>Deck, Horses OK,</b>
FLOOR	<b>Tile</b>	STYLE	<b>Country</b>	AMENITIES	<b>Satellite, Shed,</b>
COVERING		FIREPLACE	<b>One, Free Standing</b>		<b>Alternate Power Source,</b>
APPLIANCES	<b>Dishwasher, Trash</b>	GARAGE TYPE	<b>Carport Detached</b>		<b>Trees</b>
	<b>Compactor, Washer, Dryer</b>	DRIVEWAY	<b>Gravel</b>	WATERFRONT	<b>Creek</b>
	<b>-Propane, Oven-Propane</b>			STREET	<b>Paved</b>
LAUNDRY	<b>Utility Room</b>			UTILITIES	<b>Cell Service, Generator,</b>
				AVAILABLE	<b>Propane, Satellite, Solar,</b>
					<b>Off the Grid</b>

### DIRECTIONS/REMARKS

Old Highway 99 to Gazelle Callahan Rd, road will go through the corner of the property. Shown by appointment only. Aprox. 30 min to Weed, 40 to Yreka

Country retreat! On 320 +/- acres of hillside land, this lovely off grid home is something special! The home was built in 2000 and features a warm wood interior with many windows to enjoy the privacy and wooded hillside views all around you. Both living room and the kitchen/dining areas have a spacious and open feel with vaulted ceilings. Custom cabinets add plenty of storage. The property has various small roads cut in, several small streams (some seasonal) and one of them has a 30' high waterfall - a beautiful spot to listen to nature all around you! The property has a large carport, several cargo containers, wood shed, solar panels, generator, propane appliances, and is on a well and septic system. The roof was replaced in 2021. Great possibilities for self-sufficient living, although you'd need to fence off a garden area as there are quite a few deer and wild turkeys in this neighborhood. Paved road to the driveway, does have self phone service, satellite, Hughes internet and just a half hour to town. Make an appointment for your own personal tour!

The accuracy of the information provided is deemed reliable but is not guaranteed; all sizes, measurements, square footage, 02/10/2022 12:07 PM

**20220145**

Miscellaneous

Addendum:

