

Active • **Manufactured On Land**

\$274,500

545 Sandra Ln • Oroville 95966

2 days on the market

2 beds, 2 full baths • **1,903 sqft** • **174,240 sqft lot** • **\$144.25/sqft** • **Built in 1978** Listing ID: SN22054784

Hwy 162 to Forbestown Rd to Black Bart to Fire Camp(dirt) to Sandra. Don't take 1st Sandra entrance off Black Bart at the lower road by the monument.



Nestled in the oaks on a hilltop, this manufactured home offers quiet country living! The home is older, but has been very well maintained. It offers a space living area, with dining space, and a cozy woodstove and wet bar in the family room. The master bedroom has a vanity area and a large walk-in closet, as well as spacious, but original to 1978 master bath. There is a covered front porch, carport and low maintenance landscaping. There is a filtered valley view right from the living room window, which could be opened up with the removal of a couple of trees. The land is gently sloping, treed with oaks, and has had the undergrowth cleared several years ago. The property is on septic and well, with a 3,000 gallon storage tank recently installed. Just 15 minutes back to Oroville. Make an appointment for your own tour today!

Facts & Features

- Listed On 03/17/2022
- Original List Price of \$274,500
- Levels: One
- 0 Garage spaces
- 0 Total parking spaces
- Assessments: Unknown
- \$0 (Unknown)
- Laundry: Dryer Included, Individual Room, Inside, Washer Included
- Cooling: Central Air, Electric
- Heating: Central, Electric, Forced Air, Wood, Wood Stove
- Fireplace: Family Room, Wood Burning, Free Standing
- Patio: Covered, Porch, Front Porch, Rear Porch
- View: Mountain(s), Panoramic, Rocks, Trees/Woods

Interior

- Rooms: All Bedrooms Down, Dressing Area, Family Room, Laundry, Living Room, Main Floor Master Bedroom, Master Bathroom, Walk-In Closet
- Appliances: Dishwasher, Electric Oven, Electric Range, Electric Cooktop, Electric Water Heater, Disposal, Refrigerator
- Eating Area: Breakfast Counter / Bar, Dining Room
- Other Interior Features: Bar, Ceiling Fan(s), Formica Counters, Open Floorplan

Exterior

- Lot Features: Gentle Sloping, Irregular Lot, Secluded, Treed Lot, Up Slope from Street, Utilities - Overhead
- Waterfront Features: Reservoir in Community
- Security Features: Security System
- Sewer: Conventional Septic

Additional Information

- Trust sale
- Oroville Union School District
- Butte County
- Parcel # 072410032000

Amy Friend

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California Outdoor Properties

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