

LISTING DETAIL - CLIENT HANDOUT for RESIDENTIAL



MLS # **20220841**
 Status **ACTIVE**
 Price **\$539,500**
 Type **Single Family**
 Address **516 N Highway 3**
 Cross Street **Howell Ave**
 City **Etna**
 Zip **96027**
 Area **Etna**
 APN# **056-274-080**

Amy Friend
01328922

amy@amyfriend.com
California Outdoor Properties
01838294
11806 Main St.
Fort Jones CA 96032
Ofc: 530-598-5336

Virtual

GENERAL Associated Documents Map M Neighborhood and School 🏠

# of Bedrooms	4	Apx Living Room	Length	
# of Bathrooms	3	Apx Master Bedroom	Width	
Garage Capacity	None	Apx Bedroom 2	Make	
Apx Acres	3.08	Apx Bedroom 3	License #	
Stories	One	Apx Bedroom 4	Snow Load	
Apx SF	2680	Apx Dining Room	Hud #	
Year Built	1970	Apx Breakfast Room	Serial #	
Within City Limits Y/N	No	Apx Kitchen	Apx Addl Living Qtr	
Subdivision	Olson Sub	Apx Den	Ag Preserve Y/N	No
Lot Dimensions	Irreg.	Apx Family Room	Sign Y/N	Yes
Sewage	Sewer	Apx Utility Room	Zoning	TBD
View	Hills	Apx Extra Room	Asking Price	\$539,500
Waterfront	Seasonal Creek	Apx Workshop		
Heating	Wood Stove			
Water	City			

FEATURES

BATH AMENITIES	Shower Enclosure	COOLING	Central Air	ROOF	Composition
KITCHEN	Kitchen Island,	HEAT	F/A Electric, Wood	EXTERIOR	Cement Board
AMENITIES	Undermount Sink		Stove	FOUNDATION	Perimeter, Slab
WINDOWS	Double Pane, Vinyl Clad	SEWAGE	Sewer	/BASEMENT	
FLOOR	Carpet, Tile, Vinyl	WATER	City	EXTERIOR	Deck, Landscaping, Lawn
COVERING		INTERIOR	Vaulted Ceilings	AMENITIES	, Patio, Satellite, Sprinkler
APPLIANCES	Dishwasher, Microwave,	FEATURES			, Barn, Pasture Area,
	Refrigerator	STYLE	Ranch		Trees
WINDOW	Curtains, Some	FIREPLACE	Two or More, In	WATERFRONT	Seasonal Creek
COVERING			Family Room, In	STREET	Paved
LAUNDRY	Utility Room		Living Room	UTILITIES	Cell Service, Electricity,
		GARAGE TYPE	None	AVAILABLE	Hard Line Phone,
		DRIVEWAY	Gravel		Propane

DIRECTIONS/REMARKS

South on Highway 3 to Etna, property is on the left behind Dotty's.

This spacious and lovely home sits on the edge of town, offers both privacy and the convenience of being within walking distance of restaurants, bakery, schools and local attractions! If you're looking for a truly turn-key home, this one is ready for you! There are five bedrooms (including two primary), three full baths, dual living room spaces, both with woodstoves, and an extra large kitchen fabulous for entertaining or those who love to cook – open with an island, custom cabinets, granite countertops and a gas range. The home is freshly painted, clean and open, with a total remodel in 2013 and a 1,288 sf addition completed in 2016. The property is approximately three acres, zoned commercial and comprised of two lots – great location for home and business! The property backs up to seasonal Johnson Creek as well. The sellers kept several horses in the back, so its fenced. The landscaping is on automatic sprinklers and there are several garden boxes, plus plenty of private off street parking. If you've been looking for a home that's close to town, but where you can enjoy pretty views and a little extra space outdoors, schedule your own tour today!

20220841

Miscellaneous

Addendum:

