

## LISTING DETAIL - CLIENT HANDOUT for RESIDENTIAL



MLS # **20220712**  
 Status **ACTIVE**  
 Price **\$699,000**  
 Type **Single Family**  
 Address **15224 Indian Creek Rd**  
 Cross Street **Scott River Rd**  
 City **Fort Jones**  
 Zip **96032-9723**  
 Area **Fort Jones**  
 APN# **014-121-030**

Kathy Hayden  
 01081339  
 California Outdoor Properties  
 cell: 530-598-5336  
 ranchre@yahoo.com

Virtual

### GENERAL

Associated Documents

Map

Neighborhood and School

Apx Acres **120.00**  
 # of Bedrooms **4**  
 # of Bathrooms **1.5**  
 Garage Capacity **Two**  
 Stories **Two**  
 Apx SF **1627**  
 Year Built **1977**  
 Subdivision  
 Lot Dimensions **1272 x 3966 x 1253 x 3998**  
 Sewage **Has Septic**  
 View **Trees**  
 Waterfront **Seasonal Creek**  
 Heating **Other**  
 Water **Has Well**

Apx Workshop  
 Wood **No**  
 Tile **No**  
 One **No**  
 Wood Stove **Yes**  
 Central Air **No**  
 Barn **No**  
 Garden Area **No**  
 Pasture Area **No**  
 Pool **No**  
 Separate Living Quarters **No**

Apx Addl Living Qtr  
 Ag Preserve Y/N **No**  
 Sign Y/N **Yes**  
 Zoning **Ag-2-B**  
 Asking Price **\$699,000**

### FEATURES

KITCHEN AMENITIES	<b>Custom Cabinets, Granite Counter Tops, Undermount Sink</b>	COOLING HEAT	<b>Mini Split heat and air Wood Stove, Mini Split heat and air</b>	ROOF EXTERIOR FOUNDATION /BASEMENT	<b>Composition Stone, Stucco Slab</b>
WINDOWS FLOOR COVERING APPLIANCES	<b>Double Pane Carpet, Vinyl, Laminate, Other Dishwasher, Microwave, Range-Electric</b>	SEWAGE WATER STYLE FIREPLACE	<b>Has Septic Has Well Cottage, Other Free Standing, In Family Room</b>	EXTERIOR AMENITIES WATERFRONT STREET UTILITIES AVAILABLE VIEW TOPOGRAPHY	<b>Horses OK, Satellite, Shed, Trees Seasonal Creek Paved Electricity, Hard Line Phone, Satellite Trees Gentle, Slope, Varies</b>
WINDOW COVERING LAUNDRY	<b>Blinds Utility Room</b>	GARAGE TYPE DRIVEWAY	<b>Garage Detached Gravel</b>		

### DIRECTIONS/REMARKS

Highway 3 to Scott River Rd, Right on Indian Creek Rd, driveway on right. No drive bys, please make an appointment to view if interested.

Nestled into the woods on 120 +/- acres, this charming Tudor styled cottage home was completely remodeled from top to bottom 4 years ago. From the moment you arrive at the front gates of the Hunter's Gulch Retreat, you'll enjoy it's quiet, serene atmosphere and charm! The home is approximately 1,755 sf, 4 bedrooms, bath and a half. There's also a recently constructed 3,000 +/- sf shop/garage with finished downstairs space and a ¾ bath on the main floor. The remodel and work done includes a 40 year roof, new underground electric, 400 amp service split between home and shop, new plumbing and septic system, dual pane wood clad windows, dual sided fireplace and various custom touches. Custom kitchen and bathroom cabinets were installed, as well as granite countertops in the kitchen. Outdoors, enjoy wildlife, hiking trails, ATV trails and the property is bordered by public land on two sides. This home is located off a paved road, less than five miles to the town of Fort Jones for groceries, dining, banking, etc. Within a few miles you can access Marble Mountain Wilderness & incredible for hiking, horseback riding, trout fishing! Make an appointment for a private tour today!

20220712

Miscellaneous

Addendum:

