

LISTING DETAIL - CLIENT HANDOUT for RESIDENTIAL



MLS # **20220756**
 Status **ACTIVE**
 Price **\$715,000**
 Type **Manufactured Home-no 433**
 Address **6000 E Callahan Rd**
 Cross Street **Fay Ln**
 City **Callahan**
 Zip **96014**
 Area **Callahan**
 APN# **023-380-060**

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Virtual Tour:

GENERAL

Associated Documents

Map

Neighborhood and School

of Bedrooms **3**
 # of Bathrooms **2**
 Garage Capacity **None**
 Apx Acres **532.70**
 Stories **One**
 Apx SF **1200**
 Year Built **1998**
 Within City Limits Y/N **No**
 Subdivision
 Lot Dimensions **Unkn**
 Sewage **Has Septic**
 View **Valley**
 Waterfront **Other**
 Heating **F/A Propane**
 Water **Has Well**

Apx Living Room
 Apx Master Bedroom
 Apx Bedroom 2
 Apx Bedroom 3
 Apx Bedroom 4
 Apx Dining Room
 Apx Breakfast Room
 Apx Kitchen
 Apx Den
 Apx Family Room
 Apx Utility Room
 Apx Extra Room
 Apx Workshop

Length
 Width
 Make **Fuqua**
 License #
 Snow Load
 Hud # **369887-369888**
 Serial # **16487**
 Apx Addl Living Qtr
 Ag Preserve Y/N **No**
 Sign Y/N **No**
 Zoning **RRB**
 Asking Price **\$715,000**

FEATURES

WINDOWS **Vinyl Clad**
 FLOOR **Vinyl, Other**
 COVERING
 APPLIANCES **Range-Propane, Refrigerator, Washer, Dryer-Propane**
 LAUNDRY **Other, Utility Room**

SEWAGE **Has Septic**
 WATER **Has Well**
 INTERIOR **Handicap Access, Pantry, Skylight, Vaulted Ceilings, Walk-in Closet**
 FEATURES
 STYLE **Other**
 FIREPLACE **None**
 GARAGE TYPE **Carport Attached**
 DRIVEWAY **Dirt, Gravel**

ROOF **Composition**
 EXTERIOR **T-111**
 FOUNDATION **No Foundation**
 /BASEMENT
 EXTERIOR **Deck, Horses OK, Shed, Alternate Power Source, Trees**
 AMENITIES **Paved**
 STREET **Propane, Solar, Off the Grid**
 UTILITIES **Barbed Wire**
 AVAILABLE **Hills, Valley, Trees**
 FENCING **Slope, Varies**
 VIEW
 TOPOGRAPHY

DIRECTIONS/REMARKS

Take Hwy 3 south out of Etna, left on Fay Ln, right on E Callahan Rd.

532.7+/- acres of rolling hillside land with a 1998 manufactured home! If you're looking for space, privacy, mountain views & room to roam, this place has it! The home is approx. 1,200 sf, 3 bedroom, 2 baths & is an off grid home with solar & generator, propane appliances & heat. The batteries & generator are new. The home has a wraparound deck, with a wheel chair ramp & 12 volt lift. The master bedroom, bath & closet are wheelchair accessible. The home is freshly painted inside & out, but will need new flooring as the main living area floor is painted subflooring. The property is fully fenced with barbed wire, has been grazed by a few horses, offers views of Scott Valley & the surrounding mountains & there are many deer wandering through, plus an occasional sighting of elk, bear & wild pigs. There is also a seasonal pond. Ride, hike, explore right out the front door & enjoy beautiful sunrises & sunset views while you BBQ or relax on the deck - off grid country living at it's best!

20220756

Miscellaneous

Addendum:

