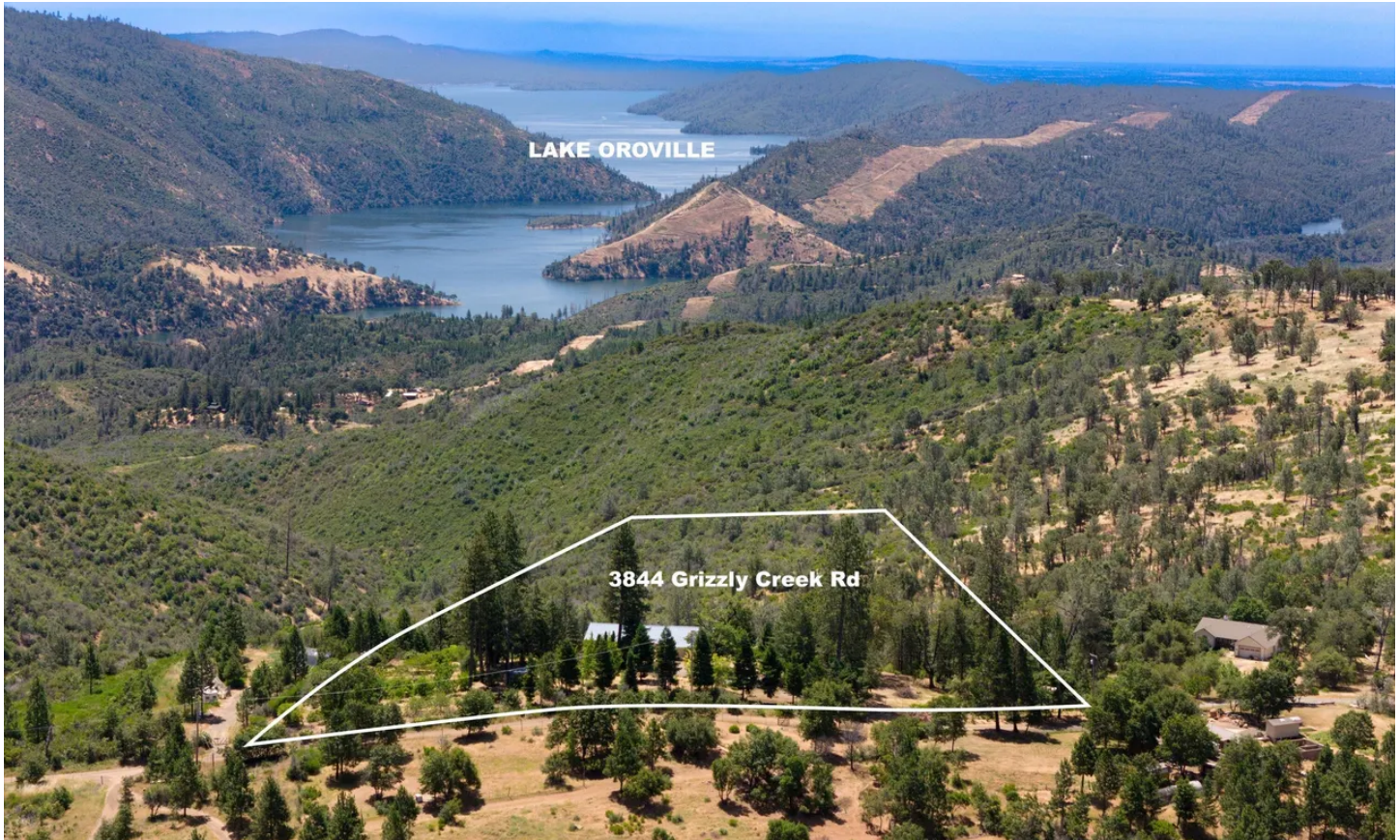


Lake Oroville Country Home
3844 Grizzly Creek Rd.
Yankee Hill, CA 95965

\$549,000
5.690± Acres
Butte County



Lake Oroville Country Home
Yankee Hill, CA / Butte County

SUMMARY

Address

3844 Grizzly Creek Rd.

City, State Zip

Yankee Hill, CA 95965

County

Butte County

Type

Residential Property

Latitude / Longitude

39.706105 / -121.514709

Dwelling Square Feet

2120

Bedrooms / Bathrooms

4 / 2.5

Acreage

5.690

Price

\$549,000

Property Website

<https://www.landleader.com/property/lake-oroville-country-home-butte-california/57872>



PROPERTY DESCRIPTION

Beautiful Lake Oroville view from this spacious country home on 5.69 +/- acres in Butte County, northern California! Sitting atop a small hill, this home is positioned so you look down the middle of Lake Oroville from the living room, dining room, kitchen, primary bedroom, a large deck, and even the laundry room! Its quiet rural location is a short drive off Highway 70, just 35 minutes from Chico. The home is built at the edge of the slope with a level entrance into the main floor, approx 2,120 sf, plus there is approx. 900 sf of daylight basement below, which has been finished (without permits) to include a bathroom, kitchenette, living area, and bedroom, with its own separate entrance and patio and lake views. Much of the home's interior is original but has been cared for, and the living room, dining room, and kitchen have bamboo flooring. The main floor is handicapped and accessible with a roll-in shower. Outdoors, the property has a variety of landscaping (shrubs, flowers, roses, etc.), garden beds, and a large mature orchard with a wide variety of bearing trees, including citrus and pomegranate, plus several grape varieties - it's well-established for those who are looking for self-sufficient living or even some farmer's market potential. The area around the home, orchard, grapes, garden, and landscaping has been fenced with a very high wire fence so that you don't have to share your crops with the many local deer and wildlife. The property could have horses or small livestock but has not been set up for that. There is leased solar to help with energy costs too.

This area offers great bass fishing, trout fishing, water sports, etc., with Lake Oroville reservoir and a variety of other water around. Butte County is the home of both California State University, Chico and Butte Community College (which is less than 20 minutes from this property). Chico's Enloe Hospital is nearby for medical care and Chico offers a wide variety of dining, shopping and entertainment options. If you're looking for a peaceful country view property, with some room between you and the neighbors, make an appointment to tour this custom home and spend some time sitting on the deck enjoying the fantastic views and listening to the breeze in the treetops!

PROPERTY HIGHLIGHTS:

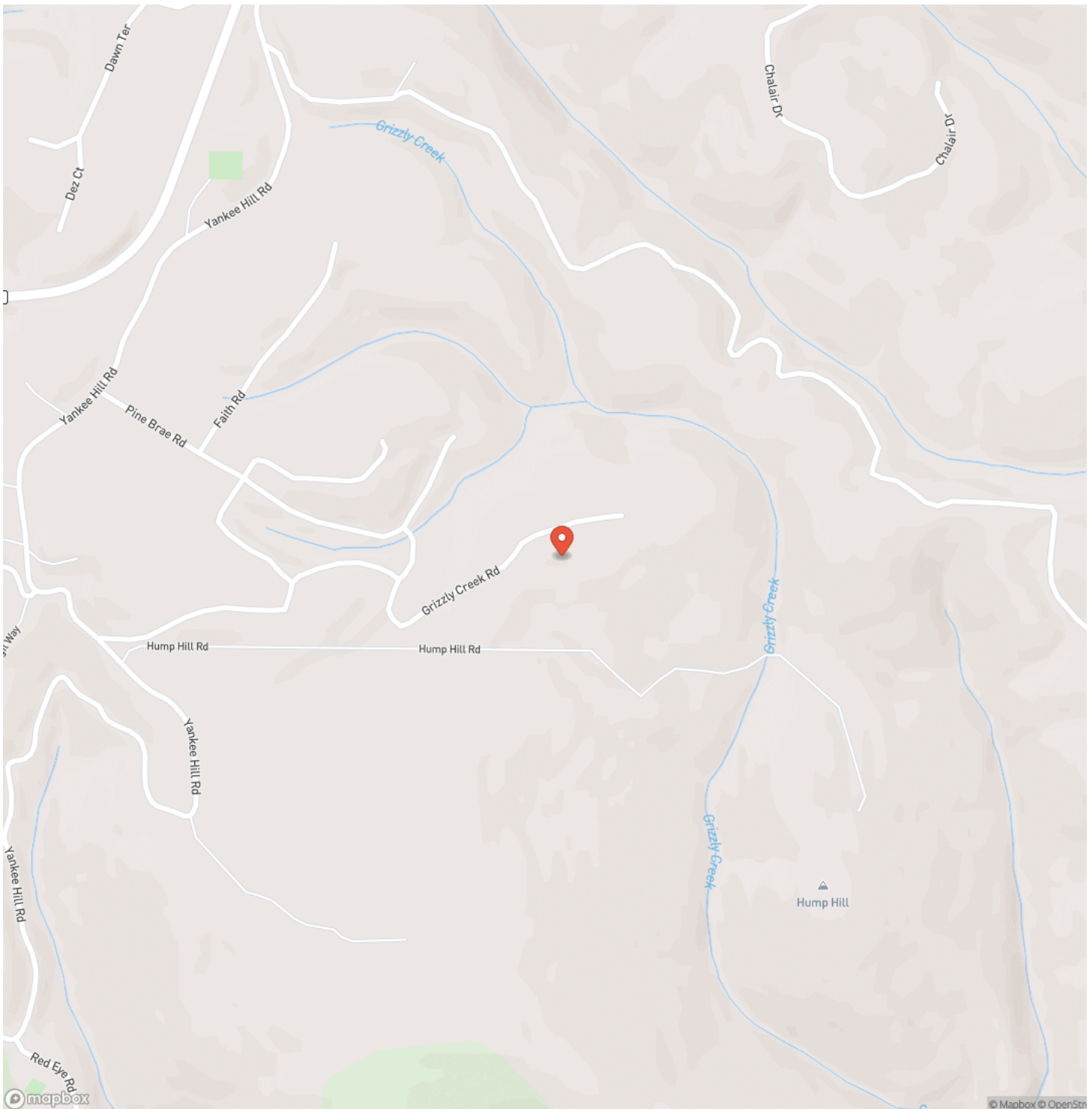
- Lake Oroville views!!!
- 2,120 sf home plus approx 900 sf daylight basement space
- Built in 1980
- 3 bed, plus bonus rooms used as bedrooms
- Great producing orchard with wide variety of fruits including citrus and grapes
- Garden beds (fenced to keep deer out!)
- Close to fishing and water sports
- Rural setting
- Butte County
- Northern California
- Approx. an hour and a half from Sacramento



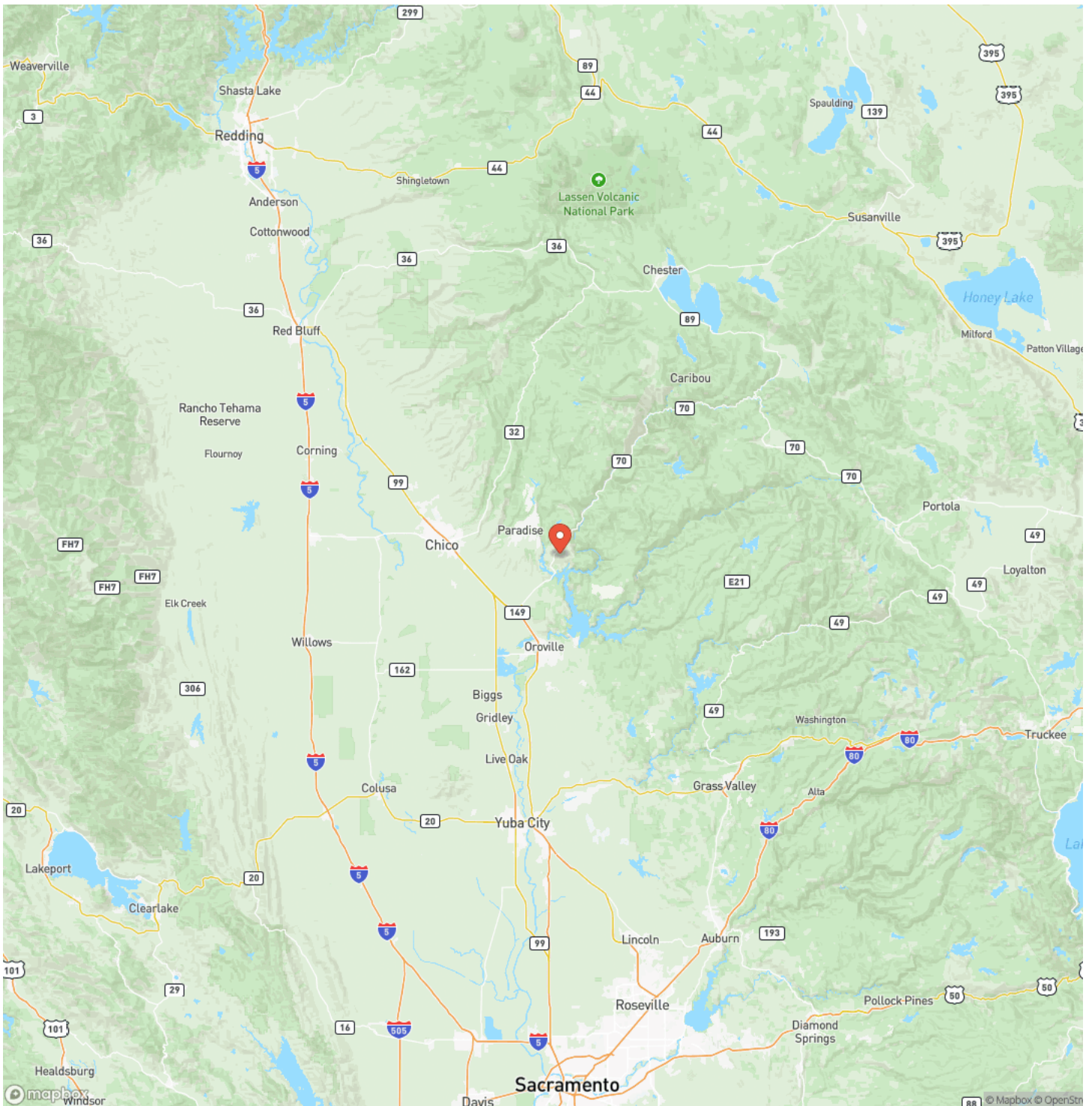
Lake Oroville Country Home
Yankee Hill, CA / Butte County



Locator Map



Locator Map



MORE INFO ONLINE:



Satellite Map





Fort Jones, CA 96032

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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