

General Details:

- 2,754 sq. ft. | 4 Beds | 2 Baths | 1.2 Acres | Grant School District
- Split floor plan – each bedroom has exterior access
- Two living rooms + eat-in kitchen open to great room
- Oversized walk-in shower | Wide hallways | Custom blinds
- Dual-zone HVAC (new main unit 2022)
- Central Electrolux vacuum | Ducts cleaned (2022)
- Blown-in attic insulation (2022)

Garage & Outdoor Living:

- Finished oversized 2-car garage (2022)
- 300 sq. ft. breezeway
- In-ground pool (new filter & timer – 2024)
- 12x20 gazebo (2023)
- Fully fenced yard | RV parking

Recent Upgrades:

- New roof (2024) | Exterior painted (2024–2025)
- Leaf gutter guards (2023)
- Leach field replaced (~2013)

Additional Highlights:

- Mount Shasta views
- Approx. 1 acre of flat, usable land
- Quiet location just outside of town
- Solar plans submitted—eligible for NEM 2.0 with PG&E's top credit rate locked through April 2026. Permits submitted, install not finalized. Big savings opportunity for the next owner.



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