

# **\$525,000 - 4385 Oak Avenue, Lakeport**

MLS® #LC24066853

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## **\$525,000**

5 Bedroom, 3.00 Bathroom, 2,989 sqft  
Residential on 1 Acres

N/A, Lakeport,

Motivated Sellers! This 5 bed / 3 bath home has nearly 3,000 SF of living space, situated on over half an acre in North Lakeport! This dual frontage property provides gated access from the rear of the property, for easy access to the sprawling backyard- ideal for RV parking/Boat storage, yard maintenance and more! From the front driveway, enter the home via the front deck to a stunning sunroom with bright windows and lovely lake and mountain views in the distance. Through the stately double doors you will find an open concept living area, kitchen and dining room. Solid bamboo flooring, newer carpet, ceiling fans & crown molding complete the space. The farm style kitchen offers upgraded stainless steel appliances including a propane range, dishwasher, plenty of storage cabinetry, walk-in pantry, glass tile backsplash, and functional pass-through window for entertaining in the sunroom. Primary suite, full bathroom, and large 2nd bedroom can be found on the main floor. The primary has an ensuite bathroom with dual sink vanity, walk-in shower, custom tile flooring, and refurbished 120 year old vintage french doors adding character to the space. The lower level includes a family room with electric fireplace, a den currently used as an office, soundproof music room, three additional guest bedrooms, and full bathroom with upgraded tile walk-in shower. The indoor laundry room adjoins an expansive storage area and the wine cellar is an added bonus! The fully fenced backyard



has something for everyone! Great fully shaded entertainers patio with newer 7 person Caldera spa, 10x16 garden shed, 18x21 metal shop building, chicken coop, a well for irrigation, playground with play structure and vintage ride on toys from Library park. Enjoy the herb garden with pineapple sage, society garlic, thyme, oregano and lemon balm. Fruit trees include fig, plum, mulberry, olive, apple, pomegranate, grapevines, and blackberry vines. Freshly painted exterior July 2024! Hardwired exterior security cameras for added peace of mind! Ideally located 10 minutes from town and 2 blocks from the lake. This is one not to be missed!

Built in 1978

**Essential Information**

MLS® #	LC24066853
Price	\$525,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,989
Acres	0.59
Year Built	1978
Type	Residential
Sub-Type	Single Family Residence
Style	Patio Home
Status	Closed
Listing Agent	Faylen Silva
Listing Office	RE/MAX Gold Lake County

**Community Information**

Address	4385 Oak Avenue
Area	LCLPN - Lakeport North
Subdivision	N/A
City	Lakeport
County	Lake

Zip Code 95453

## Amenities

Utilities Cable Available, Electricity Connected, Phone Available, Propane, Sewer Connected, Water Connected

Parking Spaces 2

Parking Concrete, Direct Access, Driveway, Garage, Garage Faces Side, RV Access/Parking

# of Garages 2

Garages Concrete, Direct Access, Driveway, Garage, Garage Faces Side, RV Access/Parking

View Lake, Mountain(s), Neighborhood

Pool None

Security Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior Stucco

Lot Description Back Yard, Front Yard, Garden, Gentle Sloping, Landscaped, Lawn, Trees, ZeroToOneUnitAcre

Roof Tile

Construction Stucco

## Interior

Interior Bamboo, Carpet, Tile

Interior Features Breakfast Area, Breakfast Bar, Brick Walls, Ceiling Fan(s), Crown Molding, In-Law Floorplan, Living Room Deck Attached, Main Level Primary, Open Floorplan, Paneling/Wainscoting, Pantry, Separate/Formal Dining Room, Storage, Utility Room, Wired for Data

Appliances Dishwasher, Disposal, Microwave, Propane Oven, Propane Range, Water Heater

Heating Central, Ductless, Kerosene

Cooling Central Air

Fireplace Yes

Fireplaces Electric, See Remarks

# of Stories 2

Stories Two

## School Information

District Lakeport Unified

## Additional Information

Date Listed	April 4th, 2024
Days on Market	318
Zoning	SR
Short Sale	N
RE / Bank Owned	N

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