

# **\$349,000 - 12744 Island Circle, Clearlake Oaks**

MLS® #LC24150624

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## **\$349,000**

3 Bedroom, 2.00 Bathroom, 1,152 sqft  
Residential on 0 Acres

N/A, Clearlake Oaks,

**WATERFRONT GEM!** From the moment you walk through the door you feel welcomed by this beautifully maintained water front property.

Upon entry you are greeted by an expansive front room bathed in light. The open floor plan gives the space a light and airy atmosphere emphasized by the soaring exposed beam ceiling and the three banks of sliding glass doors which open onto both a composite deck and side patio and spotlight the much sought after waterfront view. A cozy fireplace provides a focal point for the family to gather or you can enjoy collective meals while soaking up the tranquil scenery from the windowed corner. Maple toned laminate throughout the central living area adds a pleasing warmth to the entire space. The granite counter tops, abundant light and open counter bar in the kitchen make meal preparation a joy. The sleeping quarters are thoughtfully placed at the far end on the building. The master suite bathroom features elegant wall tile with custom tile finishes in the step in shower and a handsome solid maple vanity. Perfect for entertaining, both the patio and deck extend the living space and provide that lovely indoor/outdoor feel. Kick back under the massive vintage pear tree that has been grafted to produce two types of delicious fruit. Follow the breezeway to the sunlight saturated bonus room featuring sliding glass doors that overlook the shaded patio and water beyond. Well-positioned on the channel means easy access to the lake or, simply drop your line off



the floating dock. Low maintenance yard both front and back is an upkeep relief from landscaping duties. Easy access of both San Francisco and Sacramento makes this the perfect getaway or year round retreat. This property has a special appeal that cannot be denied.

Built in 1966

**Essential Information**

MLS® #	LC24150624
Price	\$349,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,152
Acres	0.23
Year Built	1966
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Listing Agent	"pi" Kimberl Stryker
Listing Office	Timothy Toye and Associates

**Community Information**

Address	12744 Island Circle
Area	LCKEY - Clearlake Keys
Subdivision	N/A
City	Clearlake Oaks
County	Lake
Zip Code	95423

**Amenities**

Amenities	Clubhouse, Picnic Area, Pool
Utilities	Electricity Connected
Parking Spaces	8
# of Garages	2

View	Neighborhood
Waterfront	Canal Front, Dock Access, Lake, Lake Privileges
Has Pool	Yes
Pool	Association, In Ground
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Lot Description	Level, ZeroToOneUnitAcre
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## Interior

Interior	Carpet, Laminate
Interior Features	All Bedrooms Down, Beamed Ceilings, Bedroom on Main Level, Breakfast Bar, Ceiling Fan(s), Granite Counters, Living Room Deck Attached, Open Floorplan, Paneling/Wainscoting, Separate/Formal Dining Room, Tile Counters
Appliances	Electric Range, Microwave, Refrigerator
Heating	Central, Electric, Fireplace(s)
Cooling	Central Air, Electric
Fireplace	Yes
Fireplaces	Living Room, Wood Burning
# of Stories	1
Stories	One

## School Information

District	Konocti Unified
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## Additional Information

Date Listed	July 31st, 2024
Days on Market	211
Zoning	R1
Short Sale	N
RE / Bank Owned	N

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