

# **\$578,000 - 7455 Marina Court, Clearlake**

MLS® #LC25061079

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## **\$578,000**

3 Bedroom, 2.00 Bathroom, 1,550 sqft  
Residential on 1 Acres

N/A, Clearlake,

Tastefully turnkey on serene Anderson Marsh with your own private dock and extra lot! No detail has been spared in this sturdy craftsman-package remodeled home.

Everything about this home says comfort and ambiance, from the cozy remote-controlled "wood-burning" stove with brick hearth and surround to the solid wood 6" baseboards, crown molding, and plinth with collectible vintage Heath ceramic tiles in the bathrooms. The fixtures and hardware throughout contribute to the sense of quality and character of this sweet yet solid home, freshly painted inside and out and featuring a newer roof! The heart of the home is the well-appointed kitchen with its fashionable subway patterned backsplash, contemporary hardware, stainless steel appliances, and breakfast bar seating. With easy access onto the deck, situated on 300' of waterfront with a newer seawall, it's an idyllic setting for enjoying your morning cup of coffee, yoga, or a glass of wine next to a cozy fire feature in the evening. The relaxing vibe continues with both bathrooms evoking a zen-like spa feel, and a skylight over the primary bathroom shower for lovely natural light. Two of the three bedrooms open to the ample trex deck with views of the hillside vineyards at nearby Gregory Graham and Vigilance wineries. You may soon be on familiar terms with not only the herons, turtles, and otters that frequent this protected State Park, but the vintners who produce Lake County's truly impressive wines!



Did you know that Clear Lake is world renowned for bass fishing? Navigate the channels of the marsh, and the lake with all its delights is wide open to you. The sense of nature here is immersive and inviting, encouraging a healthy outdoor lifestyle. With the State Park out the back door, it's like having your own 1100-acre backyard- yet you're still only five minutes away from all the conveniences of town. At this quiet, end-of-the-road location, keep your canoe, kayak, paddleboard, motorboat, or other toys at your own private dock for fishing, exploring, and watersports year round! Don't forget that the adjacent lot is included, too for a total of over half an acre. That means extra space for anything you may need or want: a charming garden, a place to store your toys, a pool, guesthouse, or casita perhaps?

Built in 1980

**Essential Information**

MLS® #	LC25061079
Price	\$578,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,550
Acres	0.55
Year Built	1980
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary, Craftsman
Status	Closed
Listing Agent	Melissa Kinsel
Listing Office	NextHome in the Valley

**Community Information**

Address	7455 Marina Court
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Area	LCCLW - Clearlake West
Subdivision	N/A
City	Clearlake
County	Lake
Zip Code	95422

## Amenities

Utilities	Cable Available, Electricity Connected, Propane, Sewer Connected, Water Connected
Parking Spaces	6
Parking	Driveway, Garage, Driveway Level, Garage Faces Front, Private
# of Garages	2
Garages	Driveway, Garage, Driveway Level, Garage Faces Front, Private
View	Hills, Lake, Park/Greenbelt, Vineyard, Water
Waterfront	Canal Front, Dock Access, Lake, Navigable Water, Seawall
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior Features	Brick Driveway, Dock, Lighting, Rain Gutters
Lot Description	Landscaped, Corner Lot, Street Level, TwoToFiveUnitsAcre
Windows	Double Pane Windows, Skylight(s)
Roof	Composition

## Interior

Interior	Tile, Laminate
Interior Features	Breakfast Bar, Ceiling Fan(s), Open Floorplan, Recessed Lighting, Bedroom on Main Level, Crown Molding, Granite Counters, Main Level Primary
Appliances	Dishwasher, Refrigerator, Range Hood, Vented Exhaust Fan, Water To Refrigerator, Built-In Range, Convection Oven, Dryer, Electric Oven, Gas Cooktop, Ice Maker, Self Cleaning Oven, Washer
Heating	Combination, Ductless, Propane
Cooling	Ductless, Evaporative Cooling
Fireplace	Yes
Fireplaces	Family Room, Gas
# of Stories	1
Stories	One

## School Information

District	Konocti Unified
High	Lower Lake

### **Additional Information**

Date Listed	March 19th, 2025
Days on Market	18
Zoning	O
Short Sale	N
RE / Bank Owned	N

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