

# \$498,900 - 13201 Keys Boulevard, Clearlake Oaks

MLS® #LC25096160

**\$498,900**

3 Bedroom, 2.00 Bathroom, 1,596 sqft

Residential on 0 Acres

N/A, Clearlake Oaks,

Welcome to the Orchard Lake House – a fully renovated, fully furnished lakefront retreat offering comfort, style, and the perfect setting for year-round enjoyment. Situated on the water with its own private boat ramp (used for smaller inflatables and Kayaks), this home invites you to wake up to peaceful lake views and enjoy direct access to one of the area's most serene and usable lakes.

The 3-bedroom, 2-bathroom home has undergone over \$100,000 in quality upgrades, including a fully renovated kitchen, bathrooms, bedrooms, new windows and sliding doors, updated deck, dock, garage, roof, and landscaping. Central heat and air via a heat pump provide efficient climate control, and a Monitor oil fireplace insert is in place – just reconnect the pinched-off line and add a tank for use. The home is being sold fully furnished and move-in ready.

Step outside to your spacious covered deck – perfect for lakeside dining, relaxing, or entertaining guests. The property features a private boat ramp, allowing easy launching for boats, kayaks, and paddleboards. Whether you're into fishing, swimming, kayaking, or simply floating in the sunshine, this lake offers an ideal backdrop for recreation and relaxation.

Additional features include a 50-amp 14-50 RV outlet in the garage, a sewer connection near the driveway, and two detached sheds for storage or hobby space. With plenty of parking and room to spread out, this home is ideal as



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a full-time residence, vacation getaway, or short-term rental.

The Orchard Lake House offers the rare opportunity to own a beautifully upgraded waterfront property with direct lake access, and modern comforts—all wrapped up in a tranquil, natural setting. Don't miss your chance to live the lake life you've been dreaming of!

Built in 1979

## Essential Information

MLS® #	LC25096160
Price	\$498,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,596
Acres	0.14
Year Built	1979
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Yvette Sloan
Listing Office	NextHome Experiences

## Community Information

Address	13201 Keys Boulevard
Area	LCKEY - Clearlake Keys
Subdivision	N/A
City	Clearlake Oaks
County	Lake
Zip Code	95423

## Amenities

Amenities	Barbecue, Clubhouse, Meeting/Banquet/Party Room, Outdoor Cooking Area, Recreation Room
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Utilities	Sewer Connected, Water Connected
Parking Spaces	2
Parking	Driveway, Garage Faces Front, RV Access/Parking, RV Hook-Ups
# of Garages	2
Garages	Driveway, Garage Faces Front, RV Access/Parking, RV Hook-Ups
View	Mountain(s), Neighborhood, Lake
Waterfront	Lake Front
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior	Wood Siding
Lot Description	ZeroToOneUnitAcre, Street Level
Windows	Double Pane Windows
Roof	Composition
Construction	Wood Siding
Foundation	Combination

## Interior

Interior	Laminate, Tile
Interior Features	Open Floorplan, Bedroom on Main Level, Granite Counters, Living Room Deck Attached
Appliances	Dishwasher, Electric Range, Microwave, Refrigerator, Dryer, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

## School Information

District	Konocti Unified
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## Additional Information

Date Listed	May 1st, 2025
Days on Market	70
Zoning	R1
Short Sale	N
RE / Bank Owned	N

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