

\$425,000 - 2631 Withington Way, Lakeport

MLS® #LC25152031

\$425,000

3 Bedroom, 2.00 Bathroom, 1,380 sqft
Residential on 1 Acres

N/A, Lakeport,

Charming California Ranch style home on 1.17 Acres offers peaceful surroundings and great location!

Welcome to this wonderful 3-bedroom, 2-bath ranch-style home perfectly situated on a generous 1.17-acre lot, just minutes from town but tucked away on a quiet dead-end street for the ultimate in privacy and tranquility.

From the moment you arrive, you'll be drawn in by the home's inviting curb appeal and the lovely front porch—a perfect spot to sip your morning coffee or unwind in the evening. Step inside to discover a warm and welcoming interior that blends comfort with function. The spacious living area features a cozy wood-burning stove, ideal for chilly nights, and a newer HVAC system ensures energy-efficient comfort year-round. Owners just had interior walls professionally painted, and exterior paint was done only a few years ago.

The home's single-level layout offers ease of living, with three well-sized bedrooms and two bathrooms thoughtfully arranged for privacy and practicality. The kitchen and dining areas provide ample space for both everyday meals and entertaining, with easy access to the back deck and backyard.

Outdoors, you'll find your own personal oasis. The backyard is fully fenced—perfect for pets



or playâ€”and shaded by mature oak trees that add beauty and character to the landscape. A lap pool offers a refreshing escape on warm days and is a rare feature that sets this home apart. Whether you enjoy gardening, grilling, or simply relaxing in nature, this property offers endless opportunities to enjoy the outdoors. Space to park RV or boat by side of house or inside the gated acreage. A cute tool shed is perfect for keeping yard tools and more out of the way.

Located just outside city limits, youâ€™ll enjoy the peace of country living without sacrificing convenience. Schools, shopping, dining, and services are all within a short drive. This property is perfect for families, retirees, or anyone looking to enjoy space, serenity, and a true sense of home.

Donâ€™t miss your chance to own this special property that combines charm, privacy, and practical amenitiesâ€”all in a highly desirable location. Schedule your private showing today!

Built in 1985

Essential Information

MLS® #	LC25152031
Price	\$425,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,380
Acres	1.17
Year Built	1985
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Petra Bergstrom
Listing Office	Navigate RE Co.

Community Information

Address	2631 Withington Way
Area	LCLPN - Lakeport North
Subdivision	N/A
City	Lakeport
County	Lake
Zip Code	95453

Amenities

Utilities	Electricity Connected, Propane
Parking Spaces	2
# of Garages	2
View	Neighborhood, Trees/Woods
Has Pool	Yes
Pool	Lap, Private

Exterior

Lot Description	ZeroToOneUnitAcre
Roof	Composition

Interior

Interior	Carpet, Vinyl
Interior Features	Ceiling Fan(s), Laminate Counters
Appliances	Dishwasher, Water Heater, Dryer, Propane Oven, Propane Range, Range Hood, Refrigerator, Washer, Water Softener
Heating	Central, Heat Pump, Propane
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Wood Burning
# of Stories	1
Stories	One

School Information

District	Lakeport Unified
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Additional Information

Date Listed	July 7th, 2025
Days on Market	8
Zoning	SR

Short Sale N

RE / Bank Owned N

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