

\$680,000 - 4397 State Hwy 20, Nice

MLS® #LC25163000

\$680,000

3 Bedroom, 3.00 Bathroom, 2,064 sqft

Residential on 0 Acres

N/A, Nice,

Wake up to the golden glow of the sunrise and unwind with breathtaking sunsets — all from the comfort of your own lakefront home on the legendary waters of Clear Lake, one of North America's oldest lakes and the #1 bass fishing lake in the country. Whether you're casting lines at dawn or relaxing beneath the stars, this home is your personal gateway to lakeside living at its finest.

Situated on 122 feet of lake frontage, this spacious 3-bedroom, 3.5-bath retreat is designed with comfort and convenience in mind. Inside, you'll find modern upgrades like new windows, new ceilings and accent walls, a newer roof, and a combination of central heating/air and individual mini-splits for personalized climate control in every room. A bonus room makes for a perfect home office or 2nd pantry, and the elegant butler's pantry adds a touch of charm and functionality to your kitchen experience.

The garage isn't just for cars — it's deep enough to accommodate most fishing boats and has a work bench and half bath so you can work on your projects uninterrupted. Step outside to your private covered boat lift, complete with a Sea-Doo lift, and launch your next adventure without ever leaving home. The back deck, with retractable awnings, invites you to relax in shade or sun while taking in panoramic lake views. Furnishings throughout the home are negotiable, allowing



you to move in and start enjoying lake life right away.

Ideal as a personal getaway, year-round residence, or an income-producing short-term rental, this home offers the perfect blend of peaceful retreat and premier access to world-class bass fishing. Don't just visit the lake -- live it.

Built in 1955

Essential Information

MLS® #	LC25163000
Price	\$680,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,064
Acres	0.13
Year Built	1955
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Rob Ishihara
Listing Office	CENTURY 21 Epic - Santa Rosa

Community Information

Address	4397 State Hwy 20
Area	LCNIC - Nice
Subdivision	N/A
City	Nice
County	Lake
Zip Code	95464

Amenities

Utilities	Electricity Connected, Sewer Connected, Water Connected, Propane
Parking Spaces	2

Parking	Door-Multi, Driveway, Garage Faces Front, Garage, Asphalt, Driveway Down Slope From Street, Gravel
# of Garages	2
Garages	Door-Multi, Driveway, Garage Faces Front, Garage, Asphalt, Driveway Down Slope From Street, Gravel
View	Lake, Mountain(s)
Waterfront	Lake, Lake Front
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior	Wood Siding
Exterior Features	Dock
Lot Description	Gentle Sloping
Windows	Blinds, Double Pane Windows
Roof	Composition
Construction	Wood Siding
Foundation	Concrete Perimeter

Interior

Interior	Wood, Carpet, Vinyl
Interior Features	Ceiling Fan(s), Pantry, Bar, Beamed Ceilings, Cathedral Ceiling(s), Furnished, High Ceilings, Living Room Deck Attached, Main Level Primary, Partially Furnished, Primary Suite, Quartz Counters
Appliances	Dishwasher, Electric Cooktop, Electric Oven, Electric Range, Dryer, Washer, Propane Water Heater
Heating	Central, Ductless, Electric, Forced Air, Propane
Cooling	Central Air, Ductless, Electric
Fireplaces	None
# of Stories	1
Stories	One

School Information

District	Upper Lake Union
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Additional Information

Date Listed	July 18th, 2025
Days on Market	26
Zoning	R2
Short Sale	N

RE / Bank Owned N

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