

# **\$299,000 - 12453 Widgeon Way, Clearlake Oaks**

MLS® #LC25215532

**\$299,000**

3 Bedroom, 4.00 Bathroom, 1,642 sqft

Residential on 0 Acres

N/A, Clearlake Oaks,

Charming and versatile lakeview retreat. This unique home sits on almost .50 of an acre, offering sweeping views of Clear Lake and the surrounding hills and mountains. The main house features 2-bedroom 2-bath with a studio apartment below, a detached 1-bedroom, 1-bath ADU with washer and dryer hookups, providing additional living or rental potential. A separate art studio adds creative space. A detached garage, three storage units, a chicken coop and owner-owned solar, makes this a great self-sufficient property and an excellent investment opportunity, ready for updates and offering multiple ways to maximize potential. Located just minutes from the boat launch, you'll enjoy easy access to boating, fishing, and watersports on Clear Lake, ranked #1 in the nation for bass fishing and known for some of the cleanest air in California. With its versatile layout, strong income possibilities, and tranquil setting close to amenities, this property is ideal for investors or buyers seeking to create their own lakeside retreat.

Built in 1940

## **Essential Information**

MLS® #	LC25215532
Price	\$299,000
Bedrooms	3
Bathrooms	4.00



Full Baths	4
Square Footage	1,642
Acres	0.46
Year Built	1940
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Mercedes Marroquin
Listing Office	W Real Estate

## Community Information

Address	12453 Widgeon Way
Area	LCOAK - Clearlake Oaks
Subdivision	N/A
City	Clearlake Oaks
County	Lake
Zip Code	95423

## Amenities

Utilities	Cable Available, Electricity Connected, Phone Available, Water Connected, Propane
Parking Spaces	9
Parking	Driveway, Garage Faces Front, Gated, Driveway Down Slope From Street, Paved
# of Garages	1
Garages	Driveway, Garage Faces Front, Gated, Driveway Down Slope From Street, Paved
View	Mountain(s), Lake
Pool	None

## Exterior

Lot Description	Gentle Sloping, Sloped Down
Roof	Shingle

## Interior

Interior Features	All Bedrooms Up
Appliances	Dryer, Washer, Electric Water Heater, Propane Range
Heating	Wall Furnace, Wood Stove
Cooling	Evaporative Cooling

Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

## School Information

District	Konocti Unified
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## Additional Information

Date Listed	June 30th, 2025
Days on Market	7
Zoning	R1
Short Sale	N
RE / Bank Owned	N

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