

# **\$449,000 - 135 Riverview Drive, Oroville**

MLS® #OR25086270

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## **\$449,000**

3 Bedroom, 3.00 Bathroom, 1,950 sqft  
Residential on 13 Acres

N/A, Oroville,

### **NEW PRICE!!! HORSE PROPERTY! WHAT?**

A 12.73 acre property w/custom home and horse stable/barn in one of Oroville's most desirable locations!?

This 1950 SQ.FT. home, built in 1977, still holds that era charm! Come in! Freshly painted! New photos coming!

Find level entry foyer leading into large living room w/beamed ceiling & a corner brick fireplace w/pellet stove insert. Dining room has a slider out to the back covered deck, w/views of property pastures,(imagine your seeing your horses!)the surrounding foothills & a peek-a boo view of the Miners Ranch Reservoir. Then find kitchen, w/pass thru to dining room, a breakfast nook, with a view window. Tons of cupboards & storage. Off kit. one of the bedrooms has been used as an office/mud room, has utility sink & commode, w/exits to back deck, hot tub, & garage! Convenient! Primary Bedroom & 2nd bedroom have new carpet, "den" has laminate. Primary bath has been upgraded, interior barn door entry, beautiful tile shower surround. Common bath is original, tub/shower, linen closet, & laundry room combo! Water is served by South Feather, Water & Power, with our area's best water rate! Other features include the 2-stall barn w/tack room/attached 2 car garage w/hay storage, round pen/ring for horse training, separate fenced paddock, a dog kennel, several citrus & fruit trees, seasonal creek, property is fenced and cross fenced, (bring your livestock!) , garden area, a workshop



inside garage w/counters & plenty of storage cabinets, & newer HVAC! Recent front landscape was added, as well as more gravel on circle driveway!! The acreage is amazing, as future development may be a possibility, an easement located off of Gleness! Buyer to investigate with Butte County Dept. of Development. Buyer to investigate all aspects of property to contractual satisfaction. Call your favorite REALTOR/Agent & make an appt to see this SPECIAL property TODAY!

Built in 1977

### Essential Information

MLS® #	OR25086270
Price	\$449,000
Bedrooms	3
Bathrooms	3.00
Full Baths	1
Square Footage	1,950
Acres	12.73
Year Built	1977
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Lauralyn A. Lambert
Listing Office	Table Mountain Realty, Inc.

### Community Information

Address	135 Riverview Drive
Subdivision	N/A
City	Oroville
County	Butte
Zip Code	95966

### Amenities

Utilities	Electricity Connected, Water Connected
Parking Spaces	2

Parking	Circular Driveway, Garage, Garage Door Opener, Driveway Level, Gravel, Oversized, RV Potential, Workshop in Garage
# of Garages	2
Garages	Circular Driveway, Garage, Garage Door Opener, Driveway Level, Gravel, Oversized, RV Potential, Workshop in Garage
View	Hills, Mountain(s), Neighborhood, Peek-A-Boo, Pasture, Reservoir, Trees/Woods
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior	Stucco
Lot Description	Front Yard, Street Level, Agricultural, Gentle Sloping, Horse Property, Pasture, Ranch
Roof	Composition
Construction	Stucco
Foundation	Concrete Perimeter

## Interior

Interior	Carpet, Laminate, Vinyl
Interior Features	Beamed Ceilings, Breakfast Area, Ceiling Fan(s), Laminate Counters, Living Room Deck Attached, Utility Room, Breakfast Bar, Brick Walls, Built-in Features, Eat-in Kitchen, Main Level Primary, Solid Surface Counters, Storage
Appliances	Dishwasher, Electric Range, Electric Water Heater, Free-Standing Range, Range Hood
Heating	Central, Forced Air, Fireplace(s), Pellet Stove
Cooling	Central Air
Fireplace	Yes
Fireplaces	Pellet Stove, Raised Hearth
# of Stories	1
Stories	One

## School Information

District	Oroville Union
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## Additional Information

Date Listed	April 19th, 2025
Days on Market	104
Zoning	AR1
Short Sale	N

RE / Bank Owned    N

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