

# **\$409,000 - 75 Wattles Way, Oroville**

MLS® #OR25216114

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## **\$409,000**

3 Bedroom, 3.00 Bathroom, 2,056 sqft  
Residential on 1 Acres

N/A, Oroville,

Nestled on a full acre surrounded by mature trees, this custom home blends rustic charm with modern comfort. Step inside the vaulted living room, where exposed beams, warm wood tones, and a wood-burning stove create a cozy yet spacious retreat. The floorplan offers both function and flexibility. A generous mudroom/laundry/pantry space off of the kitchen connects seamlessly to the garage, keeping daily life organized. The bedrooms are spacious, with the primary suite featuring a private bath and soaking tub for relaxing at the end of the day. Outdoors, a wraparound deck with built-in spa invites you to unwind or entertain while taking in the peaceful natural setting. Some highlights include a BRAND-NEW roof, central heating & air, and lots of storage. Additionally, there is separate living space with kitchenette, bathroom, and private entry with attached porch, making it a fantastic option for multigenerational living, guests, or rental income. Located on a quiet street among other custom homes, the property offers the perfect balance of seclusion and convenience—just minutes from town and the lake. With its one-acre parcel, versatile spaces, and timeless design, this home is ready to welcome its next chapter.



Built in 1989

## **Essential Information**

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Price	\$409,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,056
Acres	1.01
Year Built	1989
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Alyssa Arace
Listing Office	Table Mountain Realty, Inc.

### Community Information

Address	75 Wattles Way
Subdivision	N/A
City	Oroville
County	Butte
Zip Code	95966

### Amenities

Utilities	Electricity Connected, Propane, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Driveway, Garage
# of Garages	2
Garages	Driveway, Garage
View	Trees/Woods
Pool	None

### Exterior

Exterior Features	Rain Gutters
Lot Description	ZeroToOneUnitAcre
Roof	Composition

### Interior

Interior	Tile
Interior Features	Beamed Ceilings, Breakfast Bar, Ceiling Fan(s), Laminate Counters, Primary Suite, Walk-In Closet(s)
Appliances	Dishwasher, Propane Range, Refrigerator, Water Heater

Heating	Central, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
Fireplaces	Wood Burning
# of Stories	1
Stories	One

### **School Information**

District	Oroville Union
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### **Additional Information**

Date Listed	September 29th, 2025
Days on Market	2
Short Sale	N
RE / Bank Owned	N

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