

# \$775,000 - 13280 Eggleston Lane, Chico

MLS® #SN24149245

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## \$775,000

4 Bedroom, 3.00 Bathroom, 2,416 sqft  
Residential on 1 Acres

N/A, Chico,

Welcome to 13280 Eggleston Ln, a lovingly built, single-owner farmhouse nestled on 1.1 picturesque acres in the quaint town of Nord. This 2,416 sqft. home epitomizes farmhouse living with its warm, inviting atmosphere and meticulous attention to detail. Across the expansive porch, you step inside to discover oak hardwood floors that grace the spacious living areas. The home boasts 4 bedrooms and 3 bathrooms, with 2 bedrooms upstairs and 2 downstairs. The large master bedroom features an en suite bathroom with extra-long clawfoot tub, separate shower, and a skylight that bathes this space in natural light. The second downstairs bedroom is currently utilized as a cozy home office with French doors. The heart of this home is its kitchen, designed for gathering and creating memories. It features a large island, farm sink, quartz countertops, and even a doorbell to the shop to ring when supper is ready. There is a rustic charm to the living room with a Lopi wood-burning stove, sliding glass door, boxed-out windows, and dormers ensuring every room is filled with light and scenic views, bringing joy and happiness to every moment at home. There is a large laundry room equipped with access to the exterior, extra cabinetry for storage, a wash sink, and a convenient laundry chute. The home also features a whole house fan and screened gutters. Stepping outside, you enter a true outdoor haven. There is a large wraparound porch that invites you to relax in several settings and



enjoy the absolutely beautiful surroundings. The property includes a horse corral shaded by a majestic oak tree, a delightful outdoor play structure, a chicken coop, garden beds, and a hot tub with an adjacent outdoor shower. The fully irrigated grounds ensure lush, happy landscaping year-round. An attached shop via breezeway offers additional space for hobbies, work or storage. Other features include recent updates; a new HVAC system in 2020, a new roof in 2022, and new water heater in 2019. This parcel is EXEMPT from the federal mandatory flood insurance requirement! This property is more than a home; it embraces a lifestyle. Whether you're enjoying peaceful evenings on the porch, hosting gatherings with friends, or exploring the outdoor spaces, this property is a sanctuary of warmth, love and character. It's a place where you will create cherished memories and feel truly at home.

Built in 1996

Essential Information

MLS® #	SN24149245
Price	\$775,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Square Footage	2,416
Acres	1.10
Year Built	1996
Type	Residential
Sub-Type	Single Family Residence
Style	Custom, Ranch
Status	Closed
Listing Agent	Hobie Jensen
Listing Office	Parkway Real Estate Co.

Community Information

Address	13280 Eggleston Lane
Subdivision	N/A
City	Chico
County	Butte
Zip Code	95973

### Amenities

Utilities	Electricity Connected
Parking	Attached Carport
Garages	Attached Carport
View	Neighborhood, Pasture
Pool	None

### Exterior

Exterior	Hardboard
Lot Description	Garden, Horse Property, Landscaped, Lawn, Level, Sprinkler System
Windows	Double Pane Windows
Roof	Shingle
Construction	Hardboard
Foundation	Raised

### Interior

Interior	Carpet, Tile, Wood
Interior Features	Built-in Features, Ceiling Fan(s), Eat-in Kitchen, High Ceilings, Pantry, Quartz Counters, Recessed Lighting, Storage, Walk-In Pantry
Appliances	Dishwasher, Gas Range
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Wood Burning
# of Stories	2
Stories	Two

### School Information

District	Chico Unified
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### Additional Information

Date Listed	July 19th, 2024
Days on Market	212

Short Sale                      N

RE / Bank Owned        N

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