

# **\$259,950 - 14513 Colter Way, Magalia**

MLS® #SN24170226

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## **\$259,950**

3 Bedroom, 2.00 Bathroom, 1,218 sqft  
Residential on 0 Acres

N/A, Magalia,

Highly Motivated Seller!

\$7,500 towards Buyer costs.

Seller to cover up to \$5,000.00 of Buyers closing Costs and \$2,500.00 towards first year of Homeowners Insurance Policy. Great opportunity for a motivated Buyer. Significant price improvement of \$19,050. Nicely updated home with an open floor plan, ready for new owners! Recent improvements include laminate wood flooring throughout, fresh paint inside, exterior car port, back patio, and front porch. Front yard has 15 brand new pink flowering shrubs and the backyard has a brand new Pygmy Palm. The backyard is a private retreat, featuring lush green grass in a gorgeous semicircle, surrounded by low maintenance, drought tolerant plants, that bloom year around. You will enjoy the delicious pomegranate fruits along with the shade provided by the young passion fruit tree. This is a clean modern home with updates throughout. The kitchen features a breakfast bar, tile flooring, oak cabinetry, and a new faucet. Class A fire rated shingles, closed in soffits that provide proper ventilation and prevent water damage along with the Seamless Gutter Shield which was installed when the roof was updated. These improvements are fire hardened and code compliant. This home also includes ADT alarm system with motion detectors and new smoke/carbon monoxide detectors. All door knobs are new antique black matching the home decor. Walk the driveway, feel the



breeze, and smell the mountain air as you enjoy the view from your front porch or concrete back patio in this serene setting. Primary bedroom has a walk-in closet and ceiling fan. There are ceiling fans in every room. Large lot with 2 storage sheds on the property, plenty of parking available for an RV or a boat. The Paradise Pines Community Association offers many amenities for your enjoyment. Come check out this move in ready adorable home. whether you are a first time buyer, relocating or looking for an investment opportunity this home checks all the boxes.

Built in 2012

**Essential Information**

MLS® #	SN24170226
Price	\$259,950
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,218
Acres	0.28
Year Built	2012
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Listing Agent	Lisa Barsuglia
Listing Office	Chico Homes

**Community Information**

Address	14513 Colter Way
Subdivision	N/A
City	Magalia
County	Butte
Zip Code	95954

**Amenities**

Amenities	Bocce Court, Clubhouse, Dog Park, Fire Pit, Horse Trails, Pickleball, Picnic Area, Pool, Racquetball, Spa/Hot Tub, Tennis Court(s), Trail(s)
Utilities	Electricity Connected, Phone Available, Propane, Water Connected
Parking Spaces	2
Parking	Carport, Driveway, RV Potential
Garages	Carport, Driveway, RV Potential
View	Neighborhood
Has Pool	Yes
Pool	Association, None
Security	Prewired, Smoke Detector(s)

## Exterior

Exterior	Stucco, Wood Siding
Lot Description	Gentle Sloping, Sprinklers None
Windows	Blinds, Double Pane Windows
Roof	Composition
Construction	Stucco, Wood Siding
Foundation	Slab

## Interior

Interior	Laminate, Wood
Interior Features	Breakfast Bar, Ceiling Fan(s), High Ceilings, Open Floorplan, Pantry, Separate/Formal Dining Room, Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Microwave, Propane Range, Range Hood, Tankless Water Heater
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

## School Information

District	Paradise Unified
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## Additional Information

Date Listed	August 12th, 2024
Days on Market	350
Zoning	R-1
Short Sale	N

RE / Bank Owned    N

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