

# \$175,000 - 4056 Forbestown Road, Oroville

MLS® #SN24225760

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## \$175,000

2 Bedroom, 2.00 Bathroom, 1,248 sqft  
Residential on 6 Acres

N/A, Oroville,

**SECLUDED HILLTOP PROPERTY!** This home offers great privacy and lots of garage & workshop space, plenty of parking space, room to garden and more!! The home is a 2 bedroom, 2 bath double wide manufactured home with a large dining room & kitchen, walk-in pantry space with a trash compactor, small wet bar area, spacious living room with woodstove, large utility/mudroom with washer/dryer & utility sink plus easy access to the front & back yards. Additionally, the home has an enclosed side porch/bonus room and a covered & screened in front porch that opens to a large uncovered front deck area. The home has some deferred maintenance and is a great fixer project at an affordable price that you can still move into and do projects as you can. A detached 2-car carport with attached storage space with walkways to the house, there is also detached workshop that has an attached RV parking pad and tractor-port, a smaller detached workshop/hobby shop with attached garage space for a quad or small equipment, and several small storage buildings around the property. The prior owner spent years developing this land with sturdy retaining walls, garden areas, many concrete walkways and outbuildings, plus lots of roadwork on the property so you have great usable acreage & access and lots of land clearing! Big bonus is the distant views through the trees to Lake Oroville to the front and the home borders Forest Service land to the back!!



Built in 1973

## Essential Information

MLS® #	SN24225760
Price	\$175,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,248
Acres	5.80
Year Built	1973
Type	Residential
Sub-Type	Manufactured On Land
Status	Closed
Listing Agent	Rhonda Maehl
Listing Office	Century 21 Select Paradise

## Community Information

Address	4056 Forbestown Road
Subdivision	N/A
City	Oroville
County	Butte
Zip Code	95966

## Amenities

Utilities	Electricity Connected, Water Connected, Phone Available, Propane
Parking Spaces	2
Parking	Driveway, Detached Carport, Gravel, RV Access/Parking
# of Garages	2
Garages	Driveway, Detached Carport, Gravel, RV Access/Parking
View	Mountain(s), Trees/Woods
Pool	None

## Exterior

Lot Description	Back Yard, Front Yard, Horse Property, Trees, Yard
Roof	Composition
Foundation	Pillar/Post/Pier

## Interior

Interior	Carpet, Vinyl
Interior Features	Breakfast Bar, Separate/Formal Dining Room, All Bedrooms Down, Bar, Ceiling Fan(s), Utility Room, Walk-In Pantry
Appliances	Refrigerator, Water Heater, Dryer, Washer, Propane Oven, Propane Range, Trash Compactor
Heating	Wood Stove
Cooling	Evaporative Cooling
Fireplace	Yes
Fireplaces	Living Room, Free Standing, Wood Burning
# of Stories	1
Stories	One

### **School Information**

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

Date Listed	December 29th, 2024
Days on Market	55
Zoning	U
Short Sale	N
RE / Bank Owned	N

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