

# \$599,000 - 1367 Woodland Ave, Chico

MLS® #SN24237042

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## \$599,000

3 Bedroom, 2.00 Bathroom, 2,316 sqft  
Residential on 0 Acres

N/A, Chico,

Nestled directly across from the iconic Bidwell Park on one of Chico's most coveted streets, Woodland Avenue, this 3-bedroom home exudes both character and convenience. Featuring timeless original hardwood floors, stunning archways, and an abundance of windows that fill the space with natural light, the home combines classic appeal with contemporary upgrades. The versatile third bedroom offers the potential for a private in-law suite, complete with a spacious office nook, large closet, and ensuite bathroom. It even has its own entrance, providing ultimate flexibility for guests or extended family.

Recent upgrades elevate both comfort and energy efficiency, including a newly installed high-efficiency Lennox HVAC system, ensuring year-round comfort. The home is also equipped with an OWNED SOLAR system, which is grandfathered into the NEM 2.0 plan, offering incredible energy savings—last year's true-up was just \$600! Additional energy-saving updates include insulation in the crawl space, attic blow-in insulation, and a whole-house fan to enhance airflow and reduce cooling costs. The private backyard retreat is thoughtfully designed with new pavers, a deck, lush grass area, and mature trees, creating a tranquil space for relaxation and outdoor entertaining. A new drip and spray irrigation system keeps the landscaping vibrant and low-maintenance. In the kitchen, enjoy the benefits of a brand-new induction



stove, with a gas line still available for future use. The garage has also been updated with a new motor for the garage door, making access more convenient. For electric vehicle owners, an EV charger is included and can stay with the home if desired. This home offers the perfect balance of vintage charm and modern upgrades, making it the ideal place to live in comfort and style. Plus, the sellers have plans from renowned local architect Donna Rose for a potential remodel and expansionâ€”allowing you to customize the home to your vision. Whether youâ€™re enjoying the peaceful surroundings of Bidwell Park or relaxing in your beautifully landscaped backyard, this property promises a lifestyle of ease, efficiency, and charm.

Built in 1941

Essential Information

MLS® #	SN24237042
Price	\$599,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,316
Acres	0.21
Year Built	1941
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Marisa Bauer
Listing Office	Platinum Partners Real Estate

Community Information

Address	1367 Woodland Ave
Subdivision	N/A
City	Chico
County	Butte

Zip Code	95926
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## Amenities

Parking Spaces	2
Parking	Door-Single, Garage, Garage Faces Front
# of Garages	2
Garages	Door-Single, Garage, Garage Faces Front
View	Park/Greenbelt
Pool	None

## Exterior

Lot Description	Cul-De-Sac, Landscaped, Near Park
Roof	Composition

## Interior

Interior	Carpet, Wood
Interior Features	Built-in Features, Ceiling Fan(s), Primary Suite, Separate/Formal Dining Room
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

## School Information

District	Chico Unified
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## Additional Information

Date Listed	November 17th, 2024
Days on Market	55
Short Sale	N
RE / Bank Owned	N

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