

# \$429,900 - 1265 Marvin Way, Chico

MLS® #SN24242480

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## \$429,900

3 Bedroom, 2.00 Bathroom, 1,322 sqft

Residential on 0 Acres

N/A, Chico,

1265 Marvin Way is the perfect mix of charm and updated style located in a fantastic neighborhood! This 3 bedroom, 2 bath home features a newer roof and OWNED Solar and is located in a highly desirable neighborhood close to Bidwell Park, Sierra View Elementary, a fitness center, and shopping centers. From the minute you walk in the front door, you'll fall in love with the hardwood floors, the stylish refinished fireplace, and the spacious family room. The kitchen offers ample cupboard space and a large dining nook with a built-in buffet. The primary suite is a lovely space to relax and you'll love the large tile walk-in shower in the primary bathroom. With 2 additional bedrooms and a guest bathroom, this home is spacious and comfortable. Out back you'll find a fully fenced generous sized yard with a covered patio ideal for entertaining! There is plenty of room for parking with the 2-car garage and the large driveway and the front yard is spacious and inviting. This home is not only move in ready and well-maintained but also full of character and charm.



Built in 1957

## Essential Information

MLS® #	SN24242480
Price	\$429,900
Bedrooms	3
Bathrooms	2.00

Full Baths	2
Square Footage	1,322
Acres	0.16
Year Built	1957
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Christina Souther
Listing Office	Re/Max of Chico

## Community Information

Address	1265 Marvin Way
Subdivision	N/A
City	Chico
County	Butte
Zip Code	95926

## Amenities

Utilities	Electricity Available, Sewer Connected, Water Available
Parking Spaces	2
Parking	Driveway, Garage
# of Garages	2
Garages	Driveway, Garage
View	Neighborhood
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior Features	Rain Gutters
Lot Description	Back Yard, Front Yard
Windows	Double Pane Windows
Roof	Composition

## Interior

Interior	Laminate, Wood
Interior Features	Built-in Features, Eat-in Kitchen, Primary Suite
Appliances	Dishwasher, Electric Range, Refrigerator
Heating	Central

Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	1
Stories	One

### **School Information**

District	Chico Unified
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### **Additional Information**

Date Listed	December 2nd, 2024
Days on Market	15
Zoning	R1
Short Sale	N
RE / Bank Owned	N

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