

# \$478,000 - 9 Camba Court, Chico

MLS® #SN25003672

**\$478,000**

3 Bedroom, 2.00 Bathroom, 1,686 sqft

Residential on 0 Acres

N/A, Chico,

Desirable single story 3-bedroom 2 full bath house built in 2017 on a CUL-DE-SAC with large 7.624 kW SOLAR array with NEM 2.0 buy back rates producing so much that seller actually gotten PAID by PG&E for the excess power every year since it was install in 2022. Current payments on the solar are only \$207 a month and it's assumable at 2.9% interest (on approved credit). Fresh paint and new carpets in the bedrooms and high-end luxury vinyl flooring make this a crisp turn-key home. An entertainer's delight with a large kitchen opening to a sizable dining and living area. Custom shutters throughout open onto a sunny backyard with concrete patios landscaped with productive fruit trees and nice privacy fences. Prime location just moments from the massive and famous Bidwell Park offering outstanding mountain biking, hiking, disk golf and amazing swimming holes. Canyon Oaks Golf course is an easy stroll away, as is Miriam Park with its award-winning walking community, restaurants, music venues and playgrounds. A spacious 2-car garage and covered front porch add to the bucket-list features. Only 30 minutes from Butte Meadows and National Forest campgrounds with year-round adventures, gold-panning, sledding and pristine wild lands. 8 minutes to downtown Chico and the thriving art galleries, shopping and year-round farmer's market one would expect in a university town.



Built in 2017

## Essential Information

MLS® #	SN25003672
Price	\$478,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,686
Acres	0.11
Year Built	2017
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Listing Agent	Tierra Hodge
Listing Office	eXp Realty of California, Inc.

## Community Information

Address	9 Camba Court
Subdivision	N/A
City	Chico
County	Butte
Zip Code	95928

## Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Garage Faces Front
# of Garages	2
Garages	Garage Faces Front
View	Neighborhood
Pool	None

## Exterior

Lot Description	Back Yard, Cul-De-Sac, Drip Irrigation/Bubblers, Front Yard, Landscaped, Near Park, Sprinkler System
Windows	ENERGY STAR Qualified Windows
Roof	Composition
Foundation	Slab

## Interior

Interior Features	Built-in Features, Ceiling Fan(s), Granite Counters, High Ceilings, Open Floorplan, Pantry, Recessed Lighting, Storage, All Bedrooms Up, Main Level Primary, Walk-In Closet(s)
Appliances	Gas Range, Microwave
Heating	Central
Cooling	Central Air, ENERGY STAR Qualified Equipment
Fireplaces	None
# of Stories	1
Stories	One

## School Information

District	Chico Unified
----------	---------------

## Additional Information

Date Listed	January 6th, 2025
Days on Market	24
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of February 11th, 2026 at 1:15pm PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.