

\$525,000 - 3294 Sloat Run, Chico

MLS® #SN25013923

\$525,000

4 Bedroom, 2.00 Bathroom, 1,561 sqft
Residential on 0 Acres

N/A, Chico,

Welcome to this stunning, modern home built in 2019, nestled at the back of the highly sought-after Meadowbrook Subdivision with Hartley park just a block and a half away.. Offering breathtaking sunset views, this west-facing property boasts an enviable location with no homes blocking your sightline—just the serene levee and Chico's Greenlinek top and bar seating, striking pendant lighting, and a gorgeous tile backsplash. New stainless steel appliances, including a gas range, recessed lighting, and a pantry, complete this chef's dream kitchen. The light-filled living room features large windows, a sliding door to the covered patio, updated lighting, surround sound and an accent wood wall that adds a touch of warmth and charm. This home is as functional as it is beautiful, with a dedicated indoor laundry room, quietcool whole house fan and a versatile fourth bedroom, perfectly suited as a home office, guest room, or private retreat. The main bathroom with it's marble vanity and floor-to-ceiling tile is sure to attract attention from visiting guest. The luxurious primary suite includes a walk-in closet, coffered ceiling with fan, and a well-appointed en-suite bathroom featuring double sinks, a marble countertop, and a sleek glass-enclosed step-in shower. Step outside to your private oasis, where olive trees and white roses line the yard, a covered patio, a pergola seating area covered in wisteria, and a charming sandbox play area. The finished garage features painted walls and



durable epoxy flooring, adding both functionality and style.

All this home needs is you! Move in, relax, and enjoy everything this remarkable property has to offer.

Built in 2019

Essential Information

MLS® #	SN25013923
Price	\$525,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,561
Acres	0.11
Year Built	2019
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Curtis Keables
Listing Office	North Valley Group Real Estate

Community Information

Address	3294 Sloat Run
Subdivision	N/A
City	Chico
County	Butte
Zip Code	95973

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Water Connected, Sewer Connected
Parking Spaces	4
Parking	Driveway, Garage Faces Front, Garage, Concrete
# of Garages	2
Garages	Driveway, Garage Faces Front, Garage, Concrete
View	Neighborhood, Orchard
Pool	None

Security	Carbon Monoxide Detector(s), Fire Sprinkler System, Smoke Detector(s)
----------	---

Exterior

Exterior	Stucco
Lot Description	Back Yard, Front Yard, Lawn, Street Level, Landscaped, Near Park, Sprinklers In Front, Sprinklers In Rear, Sprinklers Timer, Sprinkler System
Windows	Double Pane Windows, Plantation Shutters
Roof	Composition
Construction	Stucco
Foundation	Slab

Interior

Interior	Carpet, Laminate
Interior Features	Ceiling Fan(s), High Ceilings, Pantry, Quartz Counters, Recessed Lighting, All Bedrooms Down, Walk-In Closet(s), Breakfast Bar, Coffered Ceiling(s), Main Level Primary, Open Floorplan, Wired for Sound
Appliances	Dishwasher, Gas Range, Range Hood, Water To Refrigerator, Gas Cooktop, Gas Water Heater
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

School Information

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

Additional Information

Date Listed	January 23rd, 2025
Days on Market	6
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of January 1st, 2026 at 3:41am 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.