

# **\$350,000 - 3587 County Road 306, Orland**

MLS® #SN25035886

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## **\$350,000**

2 Bedroom, 2.00 Bathroom, 1,690 sqft

Residential on 22 Acres

N/A, Orland,

Located approximately 5 miles north of Elk Creek, with Grindstone Creek running through a portion, this 22 acre property (2 assessor parcels) includes a two bedroom, two bath home, a 24'x60' (approx) shop and a freestanding two-car carport. The home sits up on the bluff, and has exceptional 360 degree views ..... the view of the mountains with the sunsets and approaching storms can be amazing! This comfortable home has an open floorplan, with a pellet stove in the living room. The laundry room is huge and was designed to be a sewing/craft room. The property is all electric, with a conventional septic system and well. There are water rights from Grindstone Creek under the Angle Decree; the water master has stated that there are 5.84 acres with a water right of 36.4 acre feet. Currently there is no system in place for taking water from the creek. In the past there was an almond orchard on the property and there are still several trees, most appear to be dead. Of the two assessor parcels, the one with house is 13 acres and the parcel to the south is 9 acres (per County Assessor records).



Built in 1983

## **Essential Information**

MLS® #                      SN25035886

Price                        \$350,000

Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,690
Acres	22.00
Year Built	1983
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Lorri Pride
Listing Office	Pride Homes & Land

### Community Information

Address	3587 County Road 306
Subdivision	N/A
City	Orland
County	Glenn
Zip Code	95963

### Amenities

Parking Spaces	6
Parking	Carport, Driveway, Gravel
Garages	Carport, Driveway, Gravel
View	Mountain(s), Creek/Stream, Panoramic
Pool	None

### Exterior

Exterior	Vertical Siding
Lot Description	Agricultural, Bluff, Horse Property
Construction	Vertical Siding
Foundation	Raised

### Interior

Interior	Carpet, Vinyl
Interior Features	Cathedral Ceiling(s), Open Floorplan, All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Beamed Ceilings, Utility Room
Appliances	Dishwasher, Electric Cooktop, Electric Oven
Heating	Pellet Stove

Cooling	Evaporative Cooling
Fireplace	Yes
Fireplaces	Living Room, Pellet Stove
# of Stories	1
Stories	One

## School Information

District	Stony Creek Joint Unified
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## Additional Information

Date Listed	February 18th, 2025
Days on Market	22
Short Sale	N
RE / Bank Owned	N

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