

# \$390,000 - 1332 Boucher Street, Chico

MLS® #SN25036587

**\$390,000**

4 Bedroom, 2.00 Bathroom, 2,109 sqft

Residential on 0 Acres

N/A, Chico,

Situated on a spacious 0.4-acre lot, this property offers incredible potential for the right buyer! The total square footage shown and bedroom/bathroom count include a permitted 12x52 single-wide mobile home (approx 624 sq. ft.), making this a versatile investment opportunity. The main home features 3 bedrooms, 1 bathroom, and a generous living area. The large kitchen provides ample storage, while the indoor laundry adds everyday convenience. Stay comfortable year-round with central heating and air, plus a cozy wood stove for chilly nights. Outside, the property boasts a storage shed, chicken coop, and a greenhouseâ€”ready for some TLC to restore its full potential. The permitted mobile home includes 1 bedroom, 1 bathroom, and indoor laundry, with separate meters, making it ideal for rental income, guest quarters, or extended family living. Fully fenced and full of possibilities, this property does need some work, but with its space, flexibility, and income potential, it's a fantastic investment. Don't miss this rare opportunityâ€”bring your vision and make it your own!



Built in 1958

## Essential Information

MLS® # SN25036587

Price \$390,000

Bedrooms 4

Bathrooms	2.00
Full Baths	2
Square Footage	2,109
Acres	0.40
Year Built	1958
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Heather Cooper
Listing Office	Willow & Birch Realty, Inc

## Community Information

Address	1332 Boucher Street
Subdivision	N/A
City	Chico
County	Butte
Zip Code	95928

## Amenities

Parking	Driveway, RV Access/Parking
Garages	Driveway, RV Access/Parking
View	Neighborhood
Pool	None

## Exterior

Lot Description	ZeroToOneUnitAcre
Roof	Composition

## Interior

Interior	Carpet, Laminate
Interior Features	Ceiling Fan(s), Eat-in Kitchen
Appliances	Dishwasher, Disposal, Dryer, Electric Range, Range Hood, Refrigerator, Washer, Water Heater
Heating	Central, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Wood Burning
# of Stories	1
Stories	One

## School Information

District Chico Unified

## Additional Information

Date Listed February 18th, 2025

Days on Market 184

Zoning NC

Short Sale N

RE / Bank Owned N

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