

# **\$324,900 - 366 Canyon Highlands Drive, Oroville**

MLS® #SN25044243

**\$324,900**

2 Bedroom, 2.00 Bathroom, 1,104 sqft

Residential on 0 Acres

N/A, Oroville,

Welcome to 366 Canyon Highlands Drive, a beautifully crafted home in the serene landscape of Oroville, CA. This charming 2-bedroom, 2-bathroom residence is designed with custom features throughout, offering both luxury and comfort. As you step inside, you'll be greeted by spacious, open living areas featuring luxurious vinyl plank flooring that enhances the home's modern aesthetic. The custom cabinetry throughout adds a touch of sophistication to the kitchen and bathrooms, providing both functionality and style.

The home is perfect for those who love outdoor living, with a stunning wrap-around deck that offers breathtaking views of the surrounding nature. Whether you're enjoying a morning coffee or entertaining guests, this outdoor space will quickly become your favorite place to unwind.

In addition to its stylish interiors, the property includes a two-car garage, providing ample storage and convenience. New Roof, on demand water heater, custom bathrooms, fully fenced yard for privacy. All appliances are included in the sale. Located in the tranquil Canyon Highlands neighborhood, this home is ideal for those seeking peace and privacy while still being close to all the amenities Oroville has to offer.

Don't miss out on this exceptional home



that combines custom design with a welcoming atmosphere. Schedule your tour today!

Built in 1966

## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | SN25044243              |
| Price          | \$324,900               |
| Bedrooms       | 2                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 1,104                   |
| Acres          | 0.26                    |
| Year Built     | 1966                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Traditional, Custom     |
| Status         | Closed                  |
| Listing Agent  | Chelle Callo            |
| Listing Office | DoorTru                 |

## Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 366 Canyon Highlands Drive |
| Subdivision | N/A                        |
| City        | Oroville                   |
| County      | Butte                      |
| Zip Code    | 95966                      |

## Amenities

|                |   |
|----------------|---|
| Utilities      | Electricity Connected, Natural Gas Connected, Water Connected |
| Parking Spaces | 4   |
| Parking        | Driveway, Garage  |
| # of Garages   | 2   |
| Garages        | Driveway, Garage  |
| View           | Canyon, Hills, Neighborhood, Panoramic                        |
| Pool           | None  |
| Security       | Carbon Monoxide Detector(s), Smoke Detector(s)                |

## Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood Siding  |
| Exterior Features | Rain Gutters   |
| Lot Description   | Back Yard, Sloped Down, Front Yard, Lawn, Landscaped |
| Windows           | Double Pane Windows                                  |
| Roof              | Composition  |
| Construction      | Wood Siding  |

## Interior

|                   |  |
|-------------------|--|
| Interior          | Carpet, Vinyl  |
| Interior Features | Built-in Features, Balcony, Separate/Formal Dining Room, Granite Counters, Living Room Deck Attached |
| Appliances        | Dishwasher, Disposal, Microwave, Refrigerator, Tankless Water Heater                                 |
| Heating           | Central, Fireplace(s)  |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| Fireplaces        | Living Room  |
| # of Stories      | 1  |
| Stories           | One  |

## School Information

|          |                |
|----------|----------------|
| District | Oroville Union |
|----------|----------------|

## Additional Information

|                 |                     |
|-----------------|---------------------|
| Date Listed     | February 27th, 2025 |
| Days on Market  | 7                   |
| Zoning          | AR1                 |
| Short Sale      | N                   |
| RE / Bank Owned | N                   |

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