

\$725,000 - 13600 Helltown Road, Chico

MLS® #SN25044480

\$725,000

3 Bedroom, 2.00 Bathroom, 2,289 sqft
Residential on 22 Acres

N/A, Chico,

STUNNING PRIVATE RETREAT IN HISTORIC BUTTE CREEK CANYON Just 20 minutes from town, this breathtaking 21.5-acre property in Butte Creek Canyon offers unparalleled privacy, natural beauty, and sweeping canyon views. As you wind up the long driveway through graceful oaks, the contemporary Spanish-style home and separate matching guest cottage welcome you with lush landscaping, vibrant flowers, and charming stonework. The 3-bedroom, 2-bath home is designed for both comfort and elegance, featuring a spacious great room with a wood stove set against a river rock backdrop and expansive decks overlooking a peaceful creek. The chef's kitchen, bathed in morning sunlight, boasts stainless-steel appliances and stone countertops. A premium hot tub spa provides the perfect spot for relaxation while enjoying stunning canyon views and incredible birdwatching. With Starlink highspeed internet, working from home is no problem. For hobbyists and outdoor enthusiasts, the property includes a 3-car garage and a 30x50 shop with 220-volt power and a storage loft. With direct access to Butte Creek, enjoy year-round swimming fishing, kayaking, or simply unwinding by the water while taking in the dramatic bluff views. The area is also home to native trout and one of the last Chinook salmon breeding grounds. Steeped in history, this property is near the Centerville Schoolhouse and Museum, offering a glimpse into the canyon's rich Gold



Rush past. Whether strolling or biking through this picturesque area, youâ€™ll feel a deep connection to nature and history. This exceptional property is truly one-of-a-kind and must be seen to be fully appreciated

Built in 1990

Essential Information

| | |
|----------------|--|
| MLS® # | SN25044480 |
| Price | \$725,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 2,289 |
| Acres | 21.52 |
| Year Built | 1990 |
| Type | Residential |
| Sub-Type | Single Family Residence |
| Style | Contemporary, Custom, Mediterranean, Spanish |
| Status | Closed |
| Listing Agent | Michael Clifford |
| Listing Office | Century 21 Select Real Estate, Inc. |

Community Information

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|-------------|---------------------|
| Address | 13600 Helltown Road |
| Subdivision | N/A |
| City | Chico |
| County | Butte |
| Zip Code | 95928 |

Amenities

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|----------------|---|
| Utilities | Electricity Connected, Phone Available, Water Connected, Other, See Remarks, Propane |
| Parking Spaces | 3 |
| Parking | Circular Driveway, Concrete, Covered, Driveway, Paved, RV Access/Parking, Boat, Gravel, Oversized, RV Garage, Unpaved |
| # of Garages | 3 |
| Garages | Circular Driveway, Concrete, Covered, Driveway, Paved, RV Access/Parking, |

| | |
|------------|---|
| | Boat, Gravel, Oversized, RV Garage, Unpaved |
| View | Canyon, Hills, Mountain(s), Panoramic, Trees/Woods, Bluff, Creek/Stream |
| Waterfront | Creek, Stream |
| Pool | None |

Exterior

| | |
|-------------------|---|
| Exterior | Stucco |
| Exterior Features | Kennel |
| Lot Description | Horse Property, Irregular Lot, Pasture, Rectangular Lot, Rocks, Secluded, Trees, TwentyOneToTwentyFiveUnitsAcre |
| Windows | Double Pane Windows |
| Roof | Spanish Tile |
| Construction | Stucco |
| Foundation | Concrete Perimeter |

Interior

| | |
|-------------------|--|
| Interior | Carpet, Laminate, Tile, Wood, Bamboo, See Remarks |
| Interior Features | Breakfast Bar, Ceiling Fan(s), Separate/Formal Dining Room, Eat-in Kitchen, Granite Counters, Pantry, Stone Counters, See Remarks, All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Primary Suite, Walk-In Closet(s), Workshop, Entrance Foyer, Instant Hot Water, Utility Room |
| Appliances | Dishwasher, Electric Cooktop, Tankless Water Heater, Electric Oven, Electric Range, High Efficiency Water Heater |
| Heating | Central, Forced Air, Fireplace(s), Heat Pump |
| Cooling | Central Air, Heat Pump |
| Fireplace | Yes |
| Fireplaces | Family Room, Living Room, Wood Burning |
| # of Stories | 1 |
| Stories | One |

School Information

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| District | Chico Unified |
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Additional Information

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| Date Listed | March 12th, 2025 |
| Days on Market | 8 |
| Zoning | FR-10 |
| Short Sale | N |
| RE / Bank Owned | N |

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