

\$516,000 - 1303 Sunset Avenue, Chico

MLS® #SN25046239

\$516,000

3 Bedroom, 2.00 Bathroom, 1,489 sqft

Residential on 0 Acres

N/A, Chico,

A designer's dream in the Avenues! This Chico Charmer is tucked away in an amazing location just a short bike ride to Bidwell Park, Downtown Chico, and a hop skip and jump to Hooker Oak Elementary. As soon as you arrive, you will immediately notice the verdant greenery surrounding the entire property giving you privacy and a park-like feel. Fall in love with the huge front yard and the expansive wrap-around front deck that is perfect for enjoying a cup of coffee in the morning while you listen to the peaceful trickle of your very own stone stacked waterfall pond with a remote timer. Step inside to find original wood floors, tons of windows letting in just the right amount of natural light, a spacious living area and an elegant fireplace to top it all off. The kitchen is open to the living room, offering tile countertops, stainless steel appliances, fully vented exhaust fan, a cabinet for every pot and pan, built in shelving and a breakfast bar. Don't miss the office space right off the laundry room. It's the perfect space to get work done from home or you can make it a workout room. The second bath and easy access to the backyard through french doors makes this wing of the house perfect for the work from home professional. If relaxing is your thing, this master bedroom is for you. It features private access to the backyard and a nicely sized closet. The main bathroom offers plenty of room to get ready in the morning. Its equipped with tile counters and a large tiled shower. Other amenities include recessed



lighting, separate dining area, spacious guest bedrooms, a large laundry room with storage. This home boasts a 2 car garage, newer driveway and it doesn't stop there! The roof and HVAC system were installed in 2017 and a brand new electrical sub panel was installed for added safety and efficiency! The immaculate landscaped backyard is where you are going to want to spend most of your summer days. It offers a sizable patio area where you can barbecue with friends and with room to grow your own fruits and vegetables. This decorator's delight is situated in a favorable location and is just waiting for someone to call it home. Do not let this picture perfect home slip through your fingers!

Built in 1947

Essential Information

MLS® #	SN25046239
Price	\$516,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,489
Acres	0.20
Year Built	1947
Type	Residential
Sub-Type	Single Family Residence
Style	Cottage
Status	Closed
Listing Agent	Sabrina Chevallier
Listing Office	Re/Max of Chico

Community Information

Address	1303 Sunset Avenue
Subdivision	N/A
City	Chico
County	Butte

Zip Code 95926

Amenities

Parking Spaces	2
# of Garages	2
View	Neighborhood
Pool	None

Exterior

Lot Description	Back Yard, Front Yard, Lawn, Yard
Roof	Composition

Interior

Interior	Wood
Interior Features	Breakfast Bar, Separate/Formal Dining Room, Open Floorplan
Appliances	Gas Oven, Gas Range, Refrigerator, Vented Exhaust Fan
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

School Information

District	Chico Unified
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Additional Information

Date Listed	March 3rd, 2025
Days on Market	7
Zoning	R1
Short Sale	N
RE / Bank Owned	N

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