

# \$48,800 - 5496 Sawmill Road, Paradise

MLS® #SN25049919

**\$48,800**

0 Bedroom, 0.00 Bathroom,  
Land on 1 Acres

N/A, Paradise,

This exceptional vacant lot offers the perfect blend of convenience and tranquility, situated in a prime location near shopping and with easy access to **\*\*Chico and Oroville\*\***. Whether you're looking to build a custom home, an affordable **\*\*tiny home\*\***, or a weekend retreat, this property provides the ideal setting for comfortable living while staying close to all the amenities you need. Enjoy the peaceful atmosphere of a natural landscape while being just a short drive from major retail centers, dining, entertainment, and essential services. The lot's strategic location allows for effortless commuting to Chico's vibrant downtown, Oroville's recreational hotspots, and the scenic outdoor attractions of Butte County. With utilities available and the potential for stunning views from select building sites, this land is perfect for those who want the best of both worlds'seclusion and accessibility. Outdoor enthusiasts will love the nearby hiking trails, lakes, and parks, making it easy to explore and enjoy Northern California's stunning environment. Whether you're an investor or a homebuyer, this property presents a fantastic opportunity to own land in a desirable and growing community. **\*\*Don't miss out on this prime real estate"**contact us today**\*\*** for more details and to schedule a viewing!



## Essential Information

MLS® #	SN25049919
Price	\$48,800
Bathrooms	0.00
Acres	0.63
Type	Land
Status	Closed
Listing Agent	Mike Stearns
Listing Office	eXp Realty of California, Inc.

## Community Information

Address	5496 Sawmill Road
Subdivision	N/A
City	Paradise
County	Butte
Zip Code	95969

## Amenities

Utilities	Cable Available, Electricity Available, Phone Available, Water Available
View	Hills

## Exterior

Lot Description	Level, Rectangular Lot
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## Additional Information

Date Listed	March 18th, 2025
Days on Market	5
Zoning	A2LTD
Short Sale	N
RE / Bank Owned	N

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