

\$309,000 - 6296 Chatham Court, Magalia

MLS® #SN25064802

\$309,000

3 Bedroom, 2.00 Bathroom, 1,316 sqft

Residential on 0 Acres

N/A, Magalia,

Brand-new 3-bed, 2-bath home. Located in the Paradise Pines Property Owners Association, this home offers a modern layout with stylish finishes and access to great community amenities. Inside, the open floor plan is designed for comfort and style, featuring solid-surface countertops, luxury vinyl plank flooring, and abundant natural light. The kitchen provides generous cabinet space, stainless steel appliances, and a spacious island—perfect for cooking and gathering. An owned solar system enhances energy efficiency and long-term savings. The primary suite includes a private bathroom with a dual-sink vanity and a spacious shower. Two additional bedrooms offer space for family, guests, or a home office, with a full bathroom conveniently located in the hallway. Outside, the backyard provides a peaceful retreat. As part of the Paradise Pines community, homeowners enjoy access to a clubhouse, pool, tennis courts, and walking trails. Magalia also offers endless outdoor recreation, including hiking, fishing, and camping, with Paradise Lake just a short drive away. This home is conveniently located near Chico and Paradise, offering the charm of small-town living with easy access to city conveniences. Seller to include a 6 ft wood privacy fence, enclosing the back yard, with accepted offer.



Built in 2025

Essential Information

MLS® #	SN25064802
Price	\$309,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,316
Acres	0.28
Year Built	2025
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	John Lawrence
Listing Office	Chico Area Realty

Community Information

Address	6296 Chatham Court
Subdivision	N/A
City	Magalia
County	Butte
Zip Code	95954

Amenities

Amenities	Barbecue, Bocce Court, Clubhouse, Meeting/Banquet/Party Room, Outdoor Cooking Area, Paddle Tennis, Picnic Area, Tennis Court(s), Trail(s)
Parking Spaces	2
# of Garages	2
View	Neighborhood
Pool	None

Exterior

Lot Description	Sloped Down, Yard
-----------------	-------------------

Interior

Interior Features	All Bedrooms Down
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

School Information

Additional Information

Date Listed March 25th, 2025

Days on Market 135

Zoning R-1

Short Sale N

RE / Bank Owned N

Based on information from California Regional Multiple Listing Service, Inc. as of January 27th, 2026 at 5:20am PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.