

\$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
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Interior

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

School Information

District Paradise Unified

Additional Information

Date Listed March 25th, 2025
Days on Market 135
Zoning R-1
Short Sale N
RE / Bank Owned N

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