

# **\$479,000 - 1962 Citrus Avenue, Chico**

MLS® #SN25073632

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## **\$479,000**

3 Bedroom, 2.00 Bathroom, 1,936 sqft  
Residential on 0 Acres

N/A, Chico,

Welcome to 1962 Citrus Avenue, a timeless Chico classic built in 1959, where charm and thoughtful updates come together beautifully. Nestled on a spacious corner lot, this home has been part of the community's story for decades, offering a warm and inviting presence just minutes from CSU Chico, Historic Downtown Chico, and Bidwell Park. From the moment you step onto the covered front porch, you can feel the character of the home that has been well cared for over the years. Inside, beautifully maintained original hardwood floors add warmth and elegance, a testament to the home's enduring quality. A cozy wood-burning fireplace serves as a focal point in the living room, creating a welcoming space to gather. The dining space seamlessly connects the living room and kitchen, making mealtime and entertaining effortless. The kitchen has been thoughtfully updated, blending function with character - granite countertops, a gas range, and a classic subway tile backsplash create a space that feels both fresh and familiar. Tucked away, the primary suite is light and airy, boasting an en-suite bath with a walk-in shower and tile flooring. Additional bedrooms offer a continuation of the original hardwood flooring. The remodeled hall bathroom features an oversized vanity, abundant storage, tile flooring, and wainscoting for a touch of elegance. Just off the kitchen, the covered and partially enclosed breezeway offers added security and convenience. This space



connects to the two-car garage and includes a full bathroom with a walk-in shower, a laundry nook with hookups, and direct access to a concrete patio - ideal for outdoor dining. Outside, the drought-conscious landscaping and a private backyard featuring a Petanque / Bocce Ball court add to the property's unique appeal. With modern updates like dual-pane windows, a whole-house fan, and a newer (2019) furnace, this home is as comfortable as it is charming. A true piece of Chico's mid-century history is ready for its next chapter - could it be yours?

Built in 1959

**Essential Information**

MLS® #	SN25073632
Price	\$479,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,936
Acres	0.24
Year Built	1959
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Doria Franklin
Listing Office	Keller Williams Realty Chico Area

**Community Information**

Address	1962 Citrus Avenue
Subdivision	N/A
City	Chico
County	Butte
Zip Code	95926

**Amenities**

Utilities	Electricity Connected, Natural Gas Connected, Water Connected
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Parking Spaces	4
Parking	Driveway, Garage, Direct Access, Door-Single, Driveway Level, Garage Door Opener, Garage Faces Side, Oversized, Paved
# of Garages	2
Garages	Driveway, Garage, Direct Access, Door-Single, Driveway Level, Garage Door Opener, Garage Faces Side, Oversized, Paved
View	Neighborhood
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s), Prewired, Security Lights

## Exterior

Exterior Features	Lighting, Rain Gutters
Lot Description	Back Yard, Drip Irrigation/Bubblers, Front Yard, Sprinklers In Rear, Sprinklers In Front, Level, Sprinklers Timer, Sprinkler System, Street Level, Corner Lot, Near Public Transit, Rectangular Lot, Yard
Windows	Blinds, Double Pane Windows, Screens
Roof	Composition
Foundation	Raised

## Interior

Interior	Tile, Wood
Interior Features	Built-in Features, Granite Counters, Storage, Main Level Primary, Open Floorplan, Paneling/Wainscoting, Recessed Lighting
Appliances	Dishwasher, Disposal, Gas Range, Microwave, Range Hood, Water Heater, ENERGY STAR Qualified Appliances, Exhaust Fan, Free-Standing Range, Gas Oven, Self Cleaning Oven, Water To Refrigerator
Heating	Central, Fireplace(s), Wood
Cooling	Central Air, Whole House Fan
Fireplace	Yes
Fireplaces	Living Room, Wood Burning
# of Stories	1
Stories	One

## School Information

District	Chico Unified
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## Additional Information

Date Listed	March 4th, 2025
Days on Market	8
Zoning	SR

Short Sale                      N

RE / Bank Owned        N

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