

# \$389,000 - 12760 Center Gap Rd, Chico

MLS® #SN25077780

**\$389,000**

2 Bedroom, 1.00 Bathroom, 755 sqft

Residential on 18 Acres

N/A, Chico,

Welcome to your dream mountain retreat—a custom-built, private sanctuary nestled on 17.83 acres of pristine land. Designed for comfort, safety, and serenity, this inviting home offers breathtaking views, total privacy, and unmatched versatility. Whether you're seeking a personal escape, a full-time residence, or a turnkey investment, this property delivers on all fronts.

Currently operating as a successful Airbnb with a strong rental history, guests rave about the tranquil setting, thoughtful design, and warm, rustic charm. The 6-bedroom septic system and power pole already wired for a second electrical box making future expansion easy. Safety and sustainability are built in with cement fire-resistant siding, a radiant barrier in the roof, a 1500-gallon water tank at the hilltop for fire suppression sprinklers, a great-producing well, and an owned propane tank. Enjoy the soothing sounds of a seasonal creek on the west side and a year-round creek to the east. From the southern edge of the property, soak in unobstructed river views that change with the seasons. This is truly a rare and peaceful slice of mountain paradise.



Built in 2011

## Essential Information

MLS® # SN25077780

Price \$389,000

Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	755
Acres	17.83
Year Built	2011
Type	Residential
Sub-Type	Single Family Residence
Style	Cottage
Status	Closed
Listing Agent	Mariah McNeal
Listing Office	Platinum Partners Real Estate

## Community Information

Address	12760 Center Gap Rd
Subdivision	N/A
City	Chico
County	Butte
Zip Code	95928

## Amenities

Utilities	Propane
View	Hills, Meadow, Mountain(s), River
Waterfront	Stream
Pool	None

## Exterior

Exterior	HardiPlank Type
Lot Description	SixteenToTwentyUnitsAcre
Windows	Skylight(s)
Roof	Other, Shingle
Construction	HardiPlank Type

## Interior

Interior	Bamboo
Interior Features	All Bedrooms Down
Appliances	Gas Range
Heating	Central, Propane
Cooling	Central Air

Fireplaces	None
# of Stories	1
Stories	One

## School Information

District	Chico Unified
----------	---------------

## Additional Information

Date Listed	April 8th, 2025
Days on Market	71
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of February 8th, 2026 at 8:57pm 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.