

# **\$485,000 - 6229 Woodman Drive, Oroville**

MLS® #SN25080457

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## **\$485,000**

3 Bedroom, 3.00 Bathroom, 2,475 sqft

Residential on 0 Acres

N/A, Oroville,

Dreaming of life by the lake? Hereâ€™s your chance to make it a reality with this stunning 3-bedroom, 3-bathroom home with owned solar nestled above the scenic shores of Lake Oroville. With 2,475 square feet of beautifully designed living space, this property offers breathtaking panoramic views of both the lake and the rolling East Foothills, creating a truly tranquil and inspiring backdrop. As you step inside, youâ€™re welcomed by a spacious foyer that provides direct access to the attached two-car garage. A staircase leads you up to the main living area, where the expansive living room sets the tone with dramatic wood-beamed ceilings, a raised hearth and cozy pellet stove, and a full wall of bay windows that perfectly frame the stunning lake vistas. Around the corner, the updated kitchen is both stylish and functional, featuring gleaming granite countertops, stainless steel appliances, generous cabinetry, and an inviting breakfast nookâ€”all enhanced by the ever-present views of the water and surrounding hills. Whether youâ€™re cooking for one or hosting a dinner party, this space delivers both form and function in spades. Down the hall, the oversized primary suite invites relaxation, complete with plush carpeting, a chic wood accent wall, and a luxurious en-suite bathroom. Here youâ€™ll find dual vanities, a deep soaking tub, a glass-enclosed walk-in shower, and a spacious walk-in closet that adds to the retreat-like feel of the space. The refinished



downstairs area offers incredible flexibility, equipped with its own cabinetry, sink, and range. This space is perfect for hosting guests, accommodating extended family, or setting up a rental unit to generate extra income. Step outside into your own private oasis. The fully fenced backyard features low-maintenance landscaping, a sparkling saltwater above-ground pool, and a large concrete patio shaded by a charming pergola—an ideal setup for outdoor entertaining, summer barbecues, or simply soaking in the peaceful surroundings. The owned solar panels offer the chance to save money on your energy bills. LED lighting throughout adds efficiency, and with no rear neighbors—thanks to the land behind being owned by the State of California—you’ll enjoy added privacy and serenity. Don’t miss this rare opportunity to live in one of the most picturesque spots in the area. Schedule your private showing today and see for yourself what makes this Lake Oroville home so special.

Built in 1980

**Essential Information**

MLS® #	SN25080457
Price	\$485,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Square Footage	2,475
Acres	0.16
Year Built	1980
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Taylor Aksland
Listing Office	EXP Realty of Northern California, Inc.

## Community Information

Address	6229 Woodman Drive
Subdivision	N/A
City	Oroville
County	Butte
Zip Code	95966

## Amenities

Amenities	Other
Utilities	Cable Available, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Driveway, Garage
# of Garages	2
Garages	Driveway, Garage
View	Mountain(s), Neighborhood, Lake
Has Pool	Yes
Pool	Private, Above Ground

## Exterior

Lot Description	Back Yard
Roof	Composition

## Interior

Interior	Carpet, Laminate, Tile
Interior Features	Breakfast Area, Ceiling Fan(s), Eat-in Kitchen, Granite Counters, High Ceilings, Living Room Deck Attached, Beamed Ceilings, Multiple Primary Suites, Recessed Lighting, Storage, Sunken Living Room
Appliances	Dishwasher, Disposal, Microwave, Range Hood, Built-In Range, Electric Range, Water Heater, Water To Refrigerator
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

## School Information

District	Oroville City
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## Additional Information

Date Listed	March 31st, 2025
Days on Market	5
Zoning	MDR
Short Sale	N
RE / Bank Owned	N

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