

# **\$27,000 - 6807 Leone Way, Paradise**

MLS® #SN25082565

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**\$27,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0 Acres

N/A, Paradise,

This level .27 acre lot on the East side of Paradise near the West Branch of the Feather River is ready for a new owner. Excellent LOCATION: This lot of .27 acre (165' x 72') is harbored on a quiet lane off Pentz Rd/Merrill. The new owner will enjoy the convenience of living in a nice neighborhood and yet have only around a mile to the nearest Save Mart, Mountain Mike's Pizza, the Alliance Church, the Theater, Chase Bank, schools, a bike trail, a few minutes down Pentz Rd - Feather River Hospital and Medical Emergency. This lot is level, with fences along three sides. The land is well maintained, free of logs, large rocks, branches, - of any debris. Septic System: A newer and larger, 1500 gallon septic tank successfully passed the after- Campfire re-inspection in 2022. Next inspection is due in November 2026. PID Water Access Status: "Ready-To-Serve". To activate the water usage, the new owner needs to install only the Back Flow valve system, currently charged by PID at \$165.91. Connection to water is exceptionally convenient: PID Water Distribution Valves and the Water Meter are in the north-east end of the easement. The Water Hydrant is also within an easy access in south-east end of the lot's easement.

GAS, Electricity, Internet: PG&E underground cables run along the easement of the lot with a convenient connection to services. COMCAST X-Finity has confirmed the availability of fast



Internet on Leone Way.

This is a fantastic place to build your custom home.

**Essential Information**

MLS® #	SN25082565
Price	\$27,000
Bathrooms	0.00
Acres	0.27
Type	Land
Status	Closed
Listing Agent	Brian Voigt
Listing Office	Re/Max Home and Investment

**Community Information**

Address	6807 Leone Way
Subdivision	N/A
City	Paradise
County	Butte
Zip Code	95969

**Amenities**

Utilities	Electricity Available, Natural Gas Available, Water Available
View	Neighborhood

**Exterior**

Lot Description	ZeroToOneUnitAcre, Cul-De-Sac, Street Level
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**Additional Information**

Date Listed	April 15th, 2025
Days on Market	23
Zoning	TR
Short Sale	N
RE / Bank Owned	N

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