

\$463,000 - 6 Camba Court, Chico

MLS® #SN25115215

\$463,000

3 Bedroom, 2.00 Bathroom, 1,343 sqft

Residential on 0 Acres

N/A, Chico,

Welcome to 6 Camba Ct, a hidden gem tucked at the end of a quiet cul-de-sac in North Chico, perfectly positioned across the street from scenic bike trails and a peaceful creek. Built in 2017 by the highly regarded Josh Leach Construction, this 3-bedroom, 2-bathroom home spans 1,343 sq.ft and offers the ideal blend of thoughtful craftsmanship, energy efficiency, and a prime location near walking paths and local conveniences. As you step inside, a welcoming entryway sets the tone. Just off the entry, you'll find two generously sized guest bedrooms and a beautiful full bathroom featuring granite countertops, a shower/tub combo, and thoughtful storage. Continue down the hallway, and the home opens into a light and bright living room filled with natural light, offering an inviting space to gather, relax, or entertain. The heart of the home is the open-concept kitchen, where modern design meets everyday function. Outfitted with crisp shaker-style cabinetry, granite countertops, a center island with bar-top seating, and stainless steel appliances, this kitchen is as practical as it is beautiful. Just off the dining area, you'll find an oversized pantry cabinet, providing even more storage for all your kitchen essentials. A sliding glass door leads from the dining space to the backyard. Tucked at the rear of the home, the primary suite is a private retreat featuring high recessed ceilings, plush carpet, and peaceful natural light. The en-suite bathroom includes granite countertops with dual sinks, a walk-in



shower, a private toilet closet, and a large walk-in closet conveniently located within the bathroom itself. Step outside and you'll find a massive concrete patio that spans the entire space, perfect for creating multiple entertaining zones. Whether you're hosting a barbecue, outdoor movie night (with the mounted TV), or just enjoying the fresh air, this yard is ready.

Multiple electrical outlets around the house and low-maintenance landscaping, including palm trees, add functionality to the charm.

Additional highlights include a whole-house fan, whole-house water filtration system, central HVAC, fire sprinkler system, OWNED solar, and an instant hot water system.

Whether you're seeking style, convenience, or a move-in-ready home in a fantastic neighborhood, 6 Camba Ct is the one to see!

Built in 2017

Essential Information

MLS® #	SN25115215
Price	\$463,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,343
Acres	0.10
Year Built	2017
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Alisha Simpkins
Listing Office	Keller Williams Realty Chico Area

Community Information

Address	6 Camba Court
Subdivision	N/A
City	Chico

County Butte
Zip Code 95928

Amenities

Utilities Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces 2
Parking Direct Access, Door-Single, Driveway, Garage Faces Front, Garage, Garage Door Opener, Concrete, Driveway Up Slope From Street, Paved
of Garages 2
Garages Direct Access, Door-Single, Driveway, Garage Faces Front, Garage, Garage Door Opener, Concrete, Driveway Up Slope From Street, Paved
View Neighborhood
Pool None
Security Carbon Monoxide Detector(s), Smoke Detector(s), Fire Sprinkler System

Exterior

Exterior Features Lighting, Rain Gutters
Lot Description Back Yard, Cul-De-Sac, Front Yard, Lawn, Landscaped, Sprinkler System, Yard, Gentle Sloping, Near Public Transit, Sloped Up, Sprinklers In Front, Sprinklers Timer
Windows Blinds, Double Pane Windows, Screens
Roof Composition
Foundation Slab

Interior

Interior Carpet, Tile, Vinyl
Interior Features Breakfast Bar, Ceiling Fan(s), Eat-in Kitchen, Granite Counters, Open Floorplan, Pantry, Recessed Lighting, Storage, Primary Suite, Walk-In Closet(s), Instant Hot Water
Appliances Dishwasher, Exhaust Fan, Disposal, Gas Oven, Gas Range, Microwave, Refrigerator, Self Cleaning Oven, Water To Refrigerator, Water Heater, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Water Heater, Free-Standing Range, High Efficiency Water Heater
Heating Central, ENERGY STAR Qualified Equipment
Cooling Central Air, ENERGY STAR Qualified Equipment, Whole House Fan
Fireplaces None
of Stories 1
Stories One

School Information

District Chico Unified

Additional Information

Date Listed May 13th, 2025

Days on Market 4

Short Sale N

RE / Bank Owned N

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