

# **\$729,000 - 2722 Escallonia Way, Chico**

MLS® #SN25116688

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## **\$729,000**

4 Bedroom, 3.00 Bathroom, 2,509 sqft  
Residential on 0 Acres

N/A, Chico,

Step into this exquisite Tuscan-inspired sanctuary where timeless design meets contemporary comfort. This beautifully crafted 4-bedroom, 3-bath home spans over 2,500 sq ft of elegant living space. From the grand entry with soaring ceilings to the fine crown molding and plantation shutters in every room—including the garage—no detail has been overlooked. Enjoy the energy efficiency of solar power, keeping you cool in summer and cozy in winter. The formal dining room is perfect for hosting special occasions, while a cozy breakfast nook beneath a lighted dome ceiling offers a serene start to your day. The gourmet kitchen boasts upgraded cherry wood cabinetry, quartz countertops, a walk-in pantry, Italian medallion backsplash, custom stone range hood, gas stove, and premium stainless appliances. The spacious family room with a gas fireplace flows effortlessly into the private backyard oasis—lushly landscaped with mature trees and a manicured lawn. The primary suite features a fireplace, spa-style jetted tub, walk-in shower, dual vanity, and direct access to a covered patio with skylight. Two guest rooms feature en-suite baths, and the fourth bedroom—perfect as an office or den—overlooks the pristine front yard. Upgraded lighting, ceiling fans, and thoughtful design enhance every room. Located near PV High, Marigold Elementary, parks, and premier shopping. This home is a rare blend of luxury, charm, and enduring quality.



Built in 2002

**Essential Information**

MLS® #	SN25116688
Price	\$729,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,509
Acres	0.22
Year Built	2002
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Listing Agent	Sima Saboury
Listing Office	Porchlight Real Estate Brokers

**Community Information**

Address	2722 Escallonia Way
Subdivision	N/A
City	Chico
County	Butte
Zip Code	95973

**Amenities**

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Driveway, Garage, Concrete, Door-Multi, Garage Door Opener, Garage Faces Side
# of Garages	2
Garages	Driveway, Garage, Concrete, Door-Multi, Garage Door Opener, Garage Faces Side
View	None
Pool	None

**Exterior**

Exterior Features	Rain Gutters
Lot Description	Front Yard, Level, ZeroToOneUnitAcre
Windows	Blinds, Drapes, Skylight(s)
Roof	Shingle
Foundation	Raised

## Interior

Interior	Tile, Wood
Interior Features	Recessed Lighting, Walk-In Closet(s), All Bedrooms Down, Bedroom on Main Level, Breakfast Area, Breakfast Bar, Cathedral Ceiling(s), Ceiling Fan(s), Crown Molding, Eat-in Kitchen, Granite Counters, High Ceilings, Main Level Primary, Pantry, Unfinished Walls, Walk-In Pantry
Appliances	Dishwasher, Disposal, Gas Oven, Gas Water Heater, Ice Maker, Range Hood, SixBurnerStove
Heating	Central
Cooling	Central Air, Gas, Whole House Fan
Fireplace	Yes
Fireplaces	Family Room, Primary Bedroom
# of Stories	1
Stories	One

## School Information

District	Chico Unified
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## Additional Information

Date Listed	May 25th, 2025
Days on Market	76
Short Sale	N
RE / Bank Owned	N

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