

\$425,000 - 1390 Arlington Drive, Chico

MLS® #SN25120687

\$425,000

3 Bedroom, 2.00 Bathroom, 1,431 sqft
Residential on 0 Acres

N/A, Chico,

Welcome to 1390 Arlington Dr, a home that's been the heart of countless memories and moments, now ready to welcome its next chapter. Set on a quiet street in North Chico, this 3-bedroom, 2-bathroom, 1,431 sq ft. home is nestled beneath a stunning evergreen tree whose wide, graceful branches are just waiting for a tree swing. Its professionally trimmed canopy not only adds beauty and charm but also keeps the home naturally cooler during the summer months, perfect for picnics and play in the front yard. Step inside through the French doors and you're welcomed into the large but cozy, light-filled living room with a wood-burning fireplace, new flush-mount lighting, and views of the backyard's shaded pergola space. This area features brand-new plush carpet (2024) that flows into the dining room and kitchen. The galley-style kitchen offers laminate wood flooring, updated appliances, and a lower-height peninsula perfect for serving food buffet-style or for kids to pull up a stool and enjoy breakfast. The adjoining dining area is bright and welcoming, complete with custom blinds and new light fixtures that add a fresh touch. Down the hallway, the plush carpeting continues and leads to the two guest bedrooms, both featuring beautiful original hardwood flooring and new ceiling fans. The front bedroom offers wonderful flexibility with an additional door that leads directly to the entryway, making it the perfect option for a home office, guest room, or creative studio. At the end of the hall sits



the updated guest bathroom, thoughtfully placed to separate the secondary bedrooms from the private primary suite. The spacious primary suite serves as a peaceful escape, boasting a remodeled en-suite bathroom complete with a subway-tiled walk-in shower, honeycomb basin, and modern finishes. The entire home was professionally painted just a year ago, and thoughtful updates throughout and a whole-house fan. Outside, the backyard is thoughtfully laid out to maximize every inch of space. While not oversized, this inviting area features a pergola-covered patio perfect for outdoor dining, a grassy space, and mature trees offering afternoon shade. Additional highlights include a 2-car garage and central HVAC with new furnace, ducting, and insulation installed in 2019. Located just blocks from Marigold Elementary and PV High, and minutes from Wildwood Park, Trader Joe’s, and beloved local restaurants, this Arlington gem is truly easy to fall in love with.

Built in 1965

Essential Information

| | |
|----------------|-----------------------------------|
| MLS® # | SN25120687 |
| Price | \$425,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,431 |
| Acres | 0.15 |
| Year Built | 1965 |
| Type | Residential |
| Sub-Type | Single Family Residence |
| Status | Closed |
| Listing Agent | Alisha Simpkins |
| Listing Office | Keller Williams Realty Chico Area |

Community Information

| | |
|-------------|----------------------|
| Address | 1390 Arlington Drive |
| Subdivision | N/A |
| City | Chico |
| County | Butte |
| Zip Code | 95926 |

Amenities

| | |
|----------------|---|
| Utilities | Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected |
| Parking Spaces | 4 |
| Parking | Direct Access, Driveway, Garage, Garage Door Opener, Storage, Door-Single, Driveway Up Slope From Street, Garage Faces Front, Paved |
| # of Garages | 2 |
| Garages | Direct Access, Driveway, Garage, Garage Door Opener, Storage, Door-Single, Driveway Up Slope From Street, Garage Faces Front, Paved |
| View | Neighborhood |
| Pool | None |
| Security | Carbon Monoxide Detector(s), Smoke Detector(s) |

Exterior

| | |
|-------------------|--|
| Exterior Features | Lighting, Rain Gutters |
| Lot Description | Back Yard, Front Yard, Lawn, Landscaped, Sprinkler System, Yard, Drip Irrigation/Bubblers, Near Public Transit, Rectangular Lot, Sloped Up, Sprinklers In Front, Sprinklers In Rear, Sprinklers Timer, Trees |
| Windows | Blinds, Double Pane Windows, Screens |
| Roof | Composition |
| Foundation | Raised |

Interior

| | |
|-------------------|---|
| Interior | Carpet, Laminate, Tile, Wood |
| Interior Features | Open Floorplan, Recessed Lighting, Storage, Ceiling Fan(s), Primary Suite, Tile Counters, Utility Room |
| Appliances | Dishwasher, Electric Range, Disposal, Refrigerator, Range Hood, Vented Exhaust Fan, Water To Refrigerator, Water Heater, Electric Oven, Free-Standing Range, Self Cleaning Oven |
| Heating | Central, Fireplace(s), Wood |
| Cooling | Central Air, Whole House Fan |
| Fireplace | Yes |
| Fireplaces | Living Room, Wood Burning, Raised Hearth |
| # of Stories | 1 |

Stories One

School Information

District Chico Unified

Additional Information

Date Listed May 27th, 2025

Days on Market 7

Zoning R1

Short Sale N

RE / Bank Owned N

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