

\$699,999 - 1013 Arbutus Avenue, Chico

MLS® #SN25124139

\$699,999

3 Bedroom, 4.00 Bathroom, 2,356 sqft
Residential on 0 Acres

N/A, Chico,

Charming, Never-Before-Listed Gem in the Heart of Chico – Steps from Bidwell Park
Nestled on a picturesque, tree-lined street in one of Chico’s most desirable neighborhoods. This timeless home is just moments from Bidwell Park, shopping, dining, and everyday amenities. This beautifully updated residence blends classic character with modern comforts. From the moment you step inside, you're greeted by gleaming hardwood floors, abundant natural light from skylights, and a cozy living room complete with built-in shelving, a wood-burning fireplace, and a large picture window framing the front yard’s lush greenery. The kitchen is a delightful blend of charm and functionality, featuring stainless steel countertops and appliances, built in cabinetry throughout, a darling dining nook with roman shades, and seamless flow into the laundry room with utility sink, pantry, storage closet and convenient half bath, ideal for poolside access. One of the standout features of this home is the spacious bonus room, offering built-ins and versatility for use as an office, study, or creative retreat. The serene primary suite is a true sanctuary with vaulted wood beam ceilings, recessed lighting, patio doors that open to a private brick patio, and tranquil views of the backyard oasis. The en-suite bath features a stylish tile-block walk-in shower and thoughtful upgrades throughout. Step outside and experience resort-style living with a Bob Hill designed in-ground Pebble Tec pool



complete with heating system and waterfall feature, a private garden retreat in the rear corner, and lush landscaping that includes mature peonies, hydrangeas, dogwoods, Japanese maples and blooming jasmine to name a few. Completing the property is a detached 2 car garage with an attached bonus room perfect as an art studio, professorâ€™s retreat, or guest quarters, complete with its own half bath. Additional highlights include a brand new roof (May), owned solar (2022), and numerous thoughtful upgrades throughout the home. A rare opportunity to own a lovingly cared-for home, donâ€™t miss your chance to make this Chico classic your own.

Built in 1940

Essential Information

MLS® #	SN25124139
Price	\$699,999
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	2,356
Acres	0.33
Year Built	1940
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Jennifer Serna
Listing Office	Willow & Birch Realty, Inc

Community Information

Address	1013 Arbutus Avenue
Subdivision	N/A
City	Chico
County	Butte
Zip Code	95926

Amenities

Utilities	Natural Gas Connected, Sewer Connected, Cable Connected, Electricity Available, Phone Connected, Water Connected
Parking Spaces	2
Parking	Door-Single, Driveway, Garage, Garage Door Opener
# of Garages	2
Garages	Door-Single, Driveway, Garage, Garage Door Opener
View	Neighborhood, Trees/Woods
Has Pool	Yes
Pool	Heated, Private, Gunite
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior	Stucco
Exterior Features	Rain Gutters
Lot Description	Back Yard, Front Yard, Rectangular Lot, Sprinkler System
Windows	Blinds, Double Pane Windows, Screens, Skylight(s)
Roof	Composition, Shingle
Construction	Stucco
Foundation	Concrete Perimeter

Interior

Interior	Laminate, Wood
Interior Features	Breakfast Area, Bedroom on Main Level, Primary Suite, Walk-In Closet(s)
Appliances	Dishwasher, Gas Oven, Gas Range, Refrigerator, Disposal, Self Cleaning Oven, Vented Exhaust Fan, Water To Refrigerator
Heating	Central, Wood Stove
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Wood Burning
# of Stories	1
Stories	One

School Information

District	Chico Unified
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Additional Information

Date Listed	June 11th, 2025
Days on Market	9

Zoning	R1
Short Sale	N
RE / Bank Owned	N

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