

# **\$484,000 - 2817 San Verbena Way, Chico**

MLS® #SN25132599

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## **\$484,000**

4 Bedroom, 3.00 Bathroom, 2,200 sqft  
Residential on 0 Acres

N/A, Chico,

Discover your own peaceful retreat in Chico where space, flexibility, and a backyard paradise come together in a quiet, walkable neighborhood.

This spacious 4-bedroom, 3-bath home offers a functional floor plan in a quiet, desirable Chico neighborhood. Located within walking distance to local schools and Centennial Neighborhood Park, the setting is ideal for both convenience and community. The downstairs primary suite features French doors that open to the backyard, creating a peaceful retreat with easy access to the patio and fenced-in pool. Upstairs includes three bedrooms, a full bath, and a bonus room with access to a private rooftop patio—perfect for a home office, playroom, or quiet escape. Three separate living areas provide plenty of space for everyday living, relaxation, and hobbies. The landscaped backyard is a true highlight, featuring mature shade trees, a rose garden, and a variety of established fruit trees, including peach, apricot, cherry, pluot, and pomegranate. Covered front and back patios and a 2-car garage add to the home's comfort and functionality. With side yard parking for a boat, toys, or RV, this well-rounded property offers indoor and outdoor spaces that suit a variety of lifestyles. Whether it's for entertaining, unwinding, or building your future, this home has you covered.

Built in 1967



## Essential Information

MLS® #	SN25132599
Price	\$484,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,200
Acres	0.24
Year Built	1967
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	John Lawrence
Listing Office	Chico Area Realty

## Community Information

Address	2817 San Verbena Way
Subdivision	N/A
City	Chico
County	Butte
Zip Code	95973

## Amenities

Parking Spaces	2
# of Garages	2
View	Neighborhood
Has Pool	Yes
Pool	Fenced, Gunite, In Ground, Private

## Exterior

Lot Description	Back Yard, Walkstreet, Yard
Roof	Composition

## Interior

Interior Features	Bar, Main Level Primary, Primary Suite
Appliances	Electric Cooktop, Gas Water Heater
Heating	Central
Cooling	Central Air

Fireplace	Yes
Fireplaces	Wood Burning
# of Stories	2
Stories	Two

### **School Information**

District	Chico Unified
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### **Additional Information**

Date Listed	June 12th, 2025
Days on Market	56
Zoning	SR
Short Sale	N
RE / Bank Owned	N

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