

# **\$39,900 - 701 Lassen Avenue # 26, Chico**

MLS® #SN25133819

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## **\$39,900**

2 Bedroom, 1.00 Bathroom, 1,296 sqft  
Manufactured In Park on 0 Acres

N/A, Chico,

Welcome to your new home in the heart of Chico's favorite 55+ mobile community, Casa De Flores! This cozy 2 bedroom, 1 bath mobile home on a large corner lot is ready for you to make it your own. New wood looking laminate installed in 2024. The community offers a comfortable and convenient lifestyle in a vibrant, active neighborhood. Located just minutes away from shopping, a movie theater, and steps from public transportation, you'll have everything you need at your fingertips.

**Outdoor Oasis:** Unit # 26 offers not one, but three decks and a fenced backyard, providing ample space for your flower or vegetable gardening ambitions. Embrace the joys of outdoor living and cultivate your green thumb right at home.

**Close proximity to the clubhouse** means you're just steps away from a refreshing swim in the pool or relax in the in-ground Jacuzzi.

**Social Opportunities:** Casa De Flores is a hub of social activities with numerous weekly events held in the clubhouse. Whether you enjoy game nights, potlucks, or simply mingling with your friendly neighbors, there's always something happening to keep you engaged and entertained.

**Pet-Friendly:** For those with pet family members, rest assured that your pets are more than welcome here. The community



boasts a couple of large walking areas to keep your four-legged friends happy and active. Plus, there's a dedicated fenced-off leash exercise area for their playtime, ensuring their tails wag with joy!

Affordable Living: At only \$700 per month + \$45.15 for W/G/S, this exceptional value ensures you can enjoy the amenities and lifestyle Casa De Flores offers without breaking the bank.

Don't miss this opportunity to become a part of the Casa De Flores community, where convenience, recreation, and affordability come together in perfect harmony.

Call your favorite REALTOR® to schedule a showing today!

Built in 1973

### Essential Information

MLS® #	SN25133819
Price	\$39,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,296
Acres	0.00
Year Built	1973
Type	Manufactured In Park
Status	Closed
Listing Agent	Tina Peters
Listing Office	eXp Realty of California, Inc.

### Community Information

Address	701 Lassen Avenue # 26
Subdivision	N/A
City	Chico

County	Butte
Zip Code	95973

## Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Pool
Parking	Carport
Garages	Carport
Has Pool	Yes
Pool	Community, Gunite

## Exterior

Exterior Features	Awning(s)
Lot Description	Close to Clubhouse, Landscaped, Corner Lot, Near Public Transit, Street Level

## Interior

Interior	Carpet, Laminate
Interior Features	Ceiling Fan(s), Walk-In Closet(s), Laminate Counters, Track Lighting
Appliances	Dishwasher, Free-Standing Range, Refrigerator, Range Hood, Water Heater, Washer, Gas Range, Gas Water Heater
Heating	Central
Cooling	Central Air
# of Stories	1

## School Information

District	Chico Unified
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## Additional Information

Date Listed	June 14th, 2025
Days on Market	25
Short Sale	N
RE / Bank Owned	N

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