

\$40,000 - Pentz Road, Paradise

MLS® #SN25144890

\$40,000

0 Bedroom, 0.00 Bathroom,
Land on 1 Acres

N/A, Paradise,

WOW!! Check out this amazing opportunity to purchase a truly beautiful 1.32 Acre parcel that has never been developed and offers pristine land that is ready for its first home! This level lot front on Pentz Road just down a block from the elementary school and has no neighbors on the north side of the lot as it sits alongside Stark Lane giving you lots of privacy and accessibility. The utilities have all been replaced underground already in this area and are along the front of the property and are ready to pull into your new home site. This lot has never been built on or had utility services, so you can decide where to locate your build, new septic system and utility connections. You also have the option to purchase the neighboring 1.35 Acre lot that is adjacent to this one and also fronts on Pentz Road and shares the south side with Silverthorne Lane. Where else can you own an entire country block?!? The additional parcel is available for \$60K and is also a beautiful & level, Rural Residential 1/2-acre minimum zoned parcel just like this one but has had a home on it previously and still has an active PID water service. Rural Residential zoning allows for small & large farm animals, including horses and are hard to find, so grab this while you can! These lots combined make a great combination for a home site and additional yard or location for a 2nd home build. Located in the heart of Paradise on historic Pentz Road, this location is just minutes to downtown, shopping, dining, schools & parks!



Enjoy easy access to a wide range of outdoor activities. Only 7.5 miles south is Lime Saddle Marina at Lake Oroville's north end—perfect for boating, water skiing, swimming, or fishing. Just 9 miles north, you'll find Paradise Lake, a tranquil spot ideal for kayaking, canoeing, and quiet fishing. Enjoy peaceful moments on the water and watch for bald eagles and other wildlife in this no-motorboat zone. Just up the road, you'll also find access to the West Branch of the Feather River, offering swimming holes, nature walks, and even the potential for a little gold panning! You're close to several schools, a local shopping center, and the post office, putting convenience right at your fingertips. Whether you're a nature lover, outdoor enthusiast, or simply looking for a peaceful and friendly place to call home, this location offers it all. Don't miss this opportunity to build your future in a growing community with so much to offer!

Essential Information

MLS® #	SN25144890
Price	\$40,000
Bathrooms	0.00
Acres	1.32
Type	Land
Status	Closed
Listing Agent	Rhonda Maehl
Listing Office	Century 21 Select Paradise

Community Information

Address	Pentz Road
Subdivision	N/A
City	Paradise
County	Butte
Zip Code	95969

Amenities

Utilities	Electricity Available, Natural Gas Available, Phone Available, Underground Utilities, Water Connected
View	Mountain(s), Neighborhood, Trees/Woods
Waterfront	Reservoir in Community

Exterior

Lot Description	ZeroToOneUnitAcre, Back Yard, Front Yard, Level, Rectangular Lot, Yard
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Additional Information

Date Listed	June 30th, 2025
Days on Market	33
Zoning	RR1/2
Short Sale	N
RE / Bank Owned	N

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