

# \$499,900 - 11541 Chimney Ranch Trail, Marysville

MLS® #SN25145142

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## \$499,900

3 Bedroom, 3.00 Bathroom, 2,800 sqft  
Residential on 6 Acres

N/A, Marysville,

MOTIVATED SELLER; Seller is willing to consider credit for improvements- Discover the perfect blend of space, comfort, and countryside charm with this custom-built 2,800 sq. ft. Property in need of light TLC. Home on nearly 6 usable, fenced acres, ideal for horses, farm animals, or simply room to roam.

Property offers a mother-in-law quarter, ideal for extended family or as a potential rental opportunity to help offset mortgage payment). Enjoy a bright white kitchen with a garden window, breakfast nook, and ample cabinetry, plus a spacious laundry room and full bath nearby. The main-level primary suite boasts vaulted ceilings, private deck access, an office, and a luxurious en-suite with soaking tub, dual vanities, and tiled shower. Relax in the inviting living/dining area with wood-burning fireplace and views from two sliders. Upstairs features two bedrooms with private deck access and full hall bath. Outside, a custom gunite pool/spa with rock waterfall awaits your TLC to restore its full beauty. New carpet throughout, private location, and easy access to local favorites like Collins Lake, Pizza Round-Up, and just minutes to Marysville, Yuba City, and Beale AFB. A truly unique opportunity!



Built in 1992

## Essential Information

MLS® #	SN25145142
Price	\$499,900

Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,800
Acres	5.53
Year Built	1992
Type	Residential
Sub-Type	Single Family Residence
Style	Custom
Status	Closed
Listing Agent	Kal Johal
Listing Office	Keller Williams Realty Yuba City

### Community Information

Address	11541 Chimney Ranch Trail
Subdivision	N/A
City	Marysville
County	Yuba
Zip Code	95901

### Amenities

Utilities	Propane, Electricity Available, Water Available
Parking	Converted Garage, RV Access/Parking
Garages	Converted Garage, RV Access/Parking
View	Trees/Woods
Has Pool	Yes
Pool	Gunitite, Private, See Remarks
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

### Exterior

Exterior	Wood Siding, Frame
Lot Description	Horse Property, TwoToFiveUnitsAcre
Windows	Bay Window(s), Double Pane Windows
Roof	Tile
Construction	Wood Siding, Frame
Foundation	Raised

### Interior

Interior	Carpet, Laminate, Wood, Tile
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Interior Features	Ceiling Fan(s), See Remarks
Appliances	Dishwasher, Electric Range, Free-Standing Range, Microwave
Heating	Central, Fireplace(s)
Cooling	Central Air, Wall/Window Unit(s)
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	One

### **School Information**

District	Marysville Joint Unified
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### **Additional Information**

Date Listed	June 5th, 2025
Days on Market	164
Zoning	A/RR
Short Sale	N
RE / Bank Owned	N

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