

# **\$347,000 - 6228 Woodman Drive, Oroville**

MLS® #SN25157383

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## **\$347,000**

2 Bedroom, 2.00 Bathroom, 1,604 sqft  
Residential on 0 Acres

N/A, Oroville,

Welcome to 6228 Woodman Dr, where every day feels like a scenic retreat. Perched in the sought-after Kelly Ridge neighborhood, this home offers breathtaking panoramic views of Lake Oroville, the marina, and the rolling foothills beyond, a picture-perfect backdrop from sunrise to sunset. Whether you're sipping your morning coffee on the partially covered wraparound porch or hosting friends in the open-concept living space, this view is the heart of the home. Built in 1981, this 2-bedroom, 2-bathroom home with a flexible office/laundry combo spans 1,604 sq.ft. and blends original charm with functionality. Step into the spacious living room, where hardwood floors, a raised rock hearth with a cozy wood stove, and natural light pouring through the large windows set the stage for comfortable living. The thoughtful layout connects the living, dining, and kitchen areas, creating an open flow perfect for entertaining or simply enjoying a peaceful night in. The kitchen is full of personality, with classic linoleum floors, a tile countertop, a built-in electric range, dual ovens, and a peninsula ideal for buffet-style serving. There's no shortage of cabinet and counter space, and the layout keeps the host always connected to the action. Down the hallway, you'll find a generous guest bedroom with hardwood flooring and a versatile office/laundry combo perfect for your work-from-home setup or extra storage. The primary suite is a relaxing retreat, with dual mirrored closets, private sliding door access to



the porch, and an en-suite bathroom featuring a soaking tub, dual sink vanity, and walk-in shower. Below the home, you'll find a spacious 2-car garage, offering covered parking and extra storage for your lake toys, tools, or gear. While not directly connected to the main living floor, it's a practical bonus for convenience and space. Step outside to your private perch above the lake, where a wraparound porch and scenic views invite you to relax, reflect, and recharge. Located just two minutes from the Lake Oroville Marina entrance and the Oroville Dam, you'll have water recreation, hiking, and scenic vistas practically at your doorstep. Whether you're casting off for adventure or settling into your private paradise, this lakeside gem is the catch of the season... don't let it slip away!

Built in 1981

**Essential Information**

MLS® #	SN25157383
Price	\$347,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,604
Acres	0.16
Year Built	1981
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Tamara Lambert
Listing Office	Thrive Real Estate Company

**Community Information**

Address	6228 Woodman Drive
Subdivision	N/A
City	Oroville

County	Butte
Zip Code	95966

## Amenities

Amenities	Call for Rules
Utilities	Electricity Connected, Water Connected
Parking Spaces	6
Parking	Driveway, Garage, RV Access/Parking, Direct Access, Door-Single, Driveway Blind, Driveway Down Slope From Street, Garage Door Opener, Garage Faces Side, Oversized, Paved, RV Potential
# of Garages	2
Garages	Driveway, Garage, RV Access/Parking, Direct Access, Door-Single, Driveway Blind, Driveway Down Slope From Street, Garage Door Opener, Garage Faces Side, Oversized, Paved, RV Potential
View	Hills, Neighborhood, Lake, Marina, Panoramic, Water
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior Features	Lighting, Rain Gutters
Lot Description	Rectangular Lot, Sloped Down
Windows	Bay Window(s), Double Pane Windows, Skylight(s), Blinds, Screens
Roof	Composition
Foundation	Pillar/Post/Pier, Tie Down

## Interior

Interior	Tile, Wood, Laminate
Interior Features	Built-in Features, Ceiling Fan(s), Open Floorplan, Storage, Primary Suite, Elevator, Living Room Deck Attached, Pantry, Tile Counters
Appliances	Built-In Range, Double Oven, Electric Cooktop, Disposal, Range Hood, Vented Exhaust Fan, Water To Refrigerator, Water Heater, Electric Oven, Self Cleaning Oven
Heating	Central, Wood Stove
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Wood Burning, Raised Hearth
# of Stories	1
Stories	One

## School Information

District Oroville Union

**Additional Information**

Date Listed June 13th, 2025  
Days on Market 6  
Zoning MDR  
Short Sale N  
RE / Bank Owned N

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