

\$399,000 - 2686 Fairfield Common, Chico

MLS® #SN25161737

\$399,000

3 Bedroom, 2.00 Bathroom, 1,173 sqft

Residential on 0 Acres

N/A, Chico,

BACK ON MARKET, AT NO FAULT OF SELLER!! Welcome to 2686 Fairfield Common, a charming retreat tucked within the highly desirable Sierra Sunrise 55+ COMMUNITY in California Park, where low-maintenance living meets a beautifully natural setting. Just moments from the tranquil lake, walking trails, and private park access, this home offers the perfect blend of independence, serenity, and connection. Step inside and you'll immediately notice the natural light that floods the living space, thanks to the vaulted ceilings and large windows that bring the outdoors in. The living room features a cozy gas fireplace that anchors the space, creating a warm spot to relax or entertain. Just off the living room, the dining area and kitchen offer a functional layout with ample cabinet space, ideal for whipping up a quick lunch before your afternoon stroll by the lake or hosting friends for dinner. Down the hallway, you'll find all three bedrooms thoughtfully arranged for both privacy and convenience. The generously sized primary suite is a true retreat with direct access to the backyard patio, a walk-in closet, and a bright en-suite bathroom complete with dual sinks and a walk-in shower. The two guest bedrooms are perfect for visiting family or hobbies, and the guest bathroom sits conveniently nearby. The indoor laundry room leads directly to the attached 2-car garage, offering plenty of storage and easy access. Outside, the backyard is private and low-maintenance with



a spacious concrete patio, just right for sipping your morning coffee, reading a good book, or enjoying a peaceful evening under the stars. Surrounded by mature trees and nestled within one of Chico's most scenic neighborhoods, this home offers the opportunity to live independently, comfortably, and fully. Enjoy all the perks of the California Park lifestyle: serene lake views, miles of trails, nearby medical facilities, and a close-knit community designed for those who value both simplicity and beauty in their everyday living. At 2686 Fairfield Commons, your next chapter starts here!

Built in 1997

Essential Information

MLS® #	SN25161737
Price	\$399,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,173
Acres	0.14
Year Built	1997
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Brent Silberbauer
Listing Office	eXp Realty of California, Inc.

Community Information

Address	2686 Fairfield Common
Subdivision	N/A
City	Chico
County	Butte
Zip Code	95928

Amenities

Amenities	Picnic Area, Security, Tennis Court(s), Trail(s), Guard, Pets Allowed
Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Cable Available
Parking Spaces	4
Parking	Direct Access, Door-Single, Driveway, Garage, Garage Door Opener, Paved, Driveway Up Slope From Street, Garage Faces Side
# of Garages	2
Garages	Direct Access, Door-Single, Driveway, Garage, Garage Door Opener, Paved, Driveway Up Slope From Street, Garage Faces Side
View	Neighborhood
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s), Prewired

Exterior

Exterior Features	Lighting, Rain Gutters
Lot Description	Back Yard, Front Yard, Sprinklers In Rear, Sprinklers In Front, Lawn, Landscaped, Sprinkler System, Yard, Drip Irrigation/Bubblers, Level, Near Park, Near Public Transit, Sloped Up, Sprinklers Timer
Windows	Blinds, Double Pane Windows, Screens
Roof	Tile
Foundation	Slab

Interior

Interior	Carpet, Tile, Vinyl
Interior Features	Ceiling Fan(s), High Ceilings, Storage, Primary Suite, Walk-In Closet(s), Built-in Features
Appliances	Dishwasher, Gas Oven, Gas Range, Microwave, Refrigerator, Water Heater, Exhaust Fan, Free-Standing Range, Self Cleaning Oven
Heating	Central, Fireplace(s), Natural Gas
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Gas
# of Stories	1
Stories	One

School Information

District	Chico Unified
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Additional Information

Date Listed	June 19th, 2025
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Days on Market	54
Short Sale	N
RE / Bank Owned	N

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