

# **\$399,000 - 1411 Arbutus Avenue, Chico**

MLS® #SN25168839

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## **\$399,000**

3 Bedroom, 1.00 Bathroom, 1,385 sqft  
Residential on 0 Acres

N/A, Chico,

You'll love this centrally located Chico home where classic charm meets modern comfort! As you step inside, you'll immediately appreciate the spacious living room and warm ambiance created by the wood burning fireplace and the original hardwood floors - the floors in the entry, dining area, and hallway are beautifully finished, the bedrooms and living room have potential for refinishing and showcasing the natural beauty of the original hardwood. The kitchen and bathroom were updated 12 years ago, with attractive modern touches. The kitchen features a gas stove, and has an abundance of storage and counter space - making preparing meals a true joy! A well designed, family room addition flows from the dining area and is open to the kitchen and provides that much needed extra space for today's living. There's a slider off the family room offering direct access to the backyard which has a patio area, a shade tree as well as a sunny area for your garden. You'll love the cozy front porch, an ideal spot for sipping your morning coffee while soaking in the peaceful neighborhood vibes or greeting and chatting with friendly neighbors. Some electrical updates have also been completed in the family room, kitchen, and bathroom, enhancing the overall functionality of the home and dual pane windows throughout are a welcome update. Additionally, this home boasts updated attic insulation (R-38!) for enhanced energy efficiency and a new hot water heater,



ensuring you enjoy comfort and reliability year-round. There's also an extra spacious side area suitable for raised garden beds, a pet enclosure, or storing a small trailer. Situated in an established walkable neighborhood, this property is just steps to nearby Hooker Oak Elementary, a short walk to Bidwell Park, the library, a variety of restaurants, Enloe and CSU Chico too!â€”making it the perfect place to call home. Donâ€™t miss out on this wonderful opportunity! Schedule a viewing today and imagine your life in this charming residence.

Built in 1954

### Essential Information

MLS® #	SN25168839
Price	\$399,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,385
Acres	0.14
Year Built	1954
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch, Traditional
Status	Closed
Listing Agent	Jennifer Parks
Listing Office	Century 21 Select Real Estate, Inc.

### Community Information

Address	1411 Arbutus Avenue
Subdivision	N/A
City	Chico
County	Butte
Zip Code	95926

### Amenities

Parking Spaces	1
Parking	Driveway, Garage
# of Garages	1
Garages	Driveway, Garage
View	Neighborhood
Pool	None

## Exterior

Exterior	Wood Siding
Lot Description	Rectangular Lot, Street Level
Windows	Double Pane Windows
Roof	Composition
Construction	Wood Siding
Foundation	Concrete Perimeter

## Interior

Interior	Laminate, Wood
Interior Features	Breakfast Bar, Ceiling Fan(s), Separate/Formal Dining Room, All Bedrooms Down
Appliances	Dishwasher, Gas Range
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Masonry, Wood Burning
# of Stories	1
Stories	One

## School Information

District	Chico Unified
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## Additional Information

Date Listed	July 29th, 2025
Days on Market	47
Zoning	R1
Short Sale	N
RE / Bank Owned	N

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