

\$469,000 - 3224 Freshwater Creek, Chico

MLS® #SN25185517

\$469,000

3 Bedroom, 2.00 Bathroom, 1,543 sqft
Residential on 0 Acres

N/A, Chico,

Welcome to 3224 Freshwater Creek, a beautiful home in the desirable Sycamore Creek community! This 1,543 sq. ft. home offers 3 bedrooms, 2 bathrooms, and a dedicated office right off the entry, perfect for working from home, hobbies, or even a cozy library nook. Designed for today's lifestyle, the open-concept living space brings everyone together. The kitchen is the heart of the home, featuring granite countertops, a built-in gas range, stainless steel appliances, an over-the-range microwave, and a large pantry with plenty of storage for all your essentials. Natural light pours through the windows, highlighting the warm tones of the cabinetry and the spacious dining and living areas. Whether you're hosting family dinners, holiday gatherings, or quiet nights in, this layout is ideal for both entertaining and everyday comfort. The primary suite is a private retreat, complete with direct access to the backyard patio, dual sinks set in granite, a walk-in shower, a separate toilet closet, and a large walk-in closet that makes getting ready a breeze. For added comfort, blackout blinds have been installed in the bedroom, perfect for restful sleep, and a shutter in the bathroom provides extra privacy while still letting in natural light. Down the hallway, you'll find two well-appointed bedrooms, a full guest bathroom, and a convenient indoor laundry room. Step outside and you'll find a backyard designed for both relaxation and low-maintenance enjoyment. The covered



patio is the perfect spot for your morning coffee or evening BBQ, while the beautifully landscaped space is ready for gatherings or a quiet retreat. Additional highlights include 9â€™™ ceilings and tall baseboards throughout for an airy, spacious feel, and an OWNED solar system installed in 2019 to help keep energy costs low. And the location? Itâ€™™s hard to beat, set near a community nature preserve and neighborhood trails, plus just minutes from Lower Bidwell Park and Wildwood Park, where endless hiking, biking, and outdoor recreation await. Youâ€™™ll also appreciate being conveniently close to coffee shops, restaurants, a gym, Marigold Elementary, Pleasant Valley High, and plenty of shopping and dining options. 3224 Freshwater Creek is the perfect blend of function, style, and convenience. All thatâ€™™s left to do is move in and make it yours!

Built in 2017

Essential Information

MLS® #	SN25185517
Price	\$469,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,543
Acres	0.11
Year Built	2017
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Brent Silberbauer
Listing Office	eXp Realty of California, Inc.

Community Information

Address	3224 Freshwater Creek
Subdivision	N/A

City	Chico
County	Butte
Zip Code	95973

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	4
Parking	Driveway, Garage Faces Front, Garage, Garage Door Opener, Direct Access, Door-Single, Driveway Up Slope From Street, Paved
# of Garages	2
Garages	Driveway, Garage Faces Front, Garage, Garage Door Opener, Direct Access, Door-Single, Driveway Up Slope From Street, Paved
View	Neighborhood
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

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

Interior

Interior	Carpet, Tile, Vinyl
Interior Features	Breakfast Bar, Granite Counters, Open Floorplan, Primary Suite, Walk-In Closet(s), High Ceilings, Pantry, Recessed Lighting, Storage, Tray Ceiling(s)
Appliances	Built-In Range, Dishwasher, Disposal, Gas Oven, Gas Range, Gas Water Heater, Microwave, Range Hood, Water To Refrigerator, Water Heater, Washer, Exhaust Fan, Self Cleaning Oven
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

School Information

Additional Information

Date Listed	July 21st, 2025
Days on Market	4
Short Sale	N
RE / Bank Owned	N

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