

# **\$459,000 - 594 Waterford Drive, Chico**

MLS® #SN25198901

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## **\$459,000**

3 Bedroom, 2.00 Bathroom, 1,526 sqft  
Residential on 0 Acres

N/A, Chico,

Nestled on a beautiful, tree-lined street, this delightful 3-bedroom, 2-bath home sits on a generous quarter-acre lot and is filled with warmth, character, and comfort. Set in a quiet, well-established neighborhood and embraced by mature landscaping, this one-owner gem has been meticulously cared for over the past 40+ years, making it a rare and special find. The inviting kitchen showcases rich oak cabinetry, tile countertops, black appliances, a removable island, and a large pantry. Thoughtful built-ins, an eat-in nook with space for a full dining table, and an abundance of natural light make this space both functional and warm. In the living area, engineered bamboo hardwood flooring pairs beautifully with a custom-built slate gas fireplace—the true centerpiece of the room. Accented by skylights, crown molding, recessed lighting, and fresh paint throughout, the home exudes elegance and timeless charm. You’ll find two generously sized bedrooms and a spacious hall bathroom with a tub-shower combo. The primary suite is a relaxing retreat, featuring a large walk-in closet and a thoughtfully designed ensuite bathroom with a steam shower and dedicated vanity area. Adding peace of mind and long-term value, the home also boasts a brand new roof ( 2025 ), complementing its already meticulous upkeep. The home’s curb appeal shines with carefully maintained landscaping, while the expansive backyard offers endless possibilities—a blank canvas ready for your



vision. Whether you dream of adding a pool, ADU, outdoor kitchen, or creating a peaceful garden retreat, the space is yours to shape. Lovingly cared for from top to bottom, this home is ready for its next chapter. Bring your dreams and create lasting memories in a place youâ€™ll be proud to call home.

Built in 1981

Essential Information

MLS® #	SN25198901
Price	\$459,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,526
Acres	0.25
Year Built	1981
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Heather Gorman
Listing Office	Willow & Birch Realty, Inc

Community Information

Address	594 Waterford Drive
Subdivision	N/A
City	Chico
County	Butte
Zip Code	95973

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Water Connected
Parking Spaces	4
Parking	Door-Multi, Driveway, Garage, Off Site
# of Garages	2
Garages	Door-Multi, Driveway, Garage, Off Site
View	Neighborhood

Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior Features	Rain Gutters, Awning(s)
Lot Description	ZeroToOneUnitAcre, Drip Irrigation/Bubblers, Front Yard, Lawn
Windows	Blinds, Screens, Skylight(s)
Roof	Composition

## Interior

Interior	Carpet, Wood, Bamboo
Interior Features	Breakfast Area, Ceiling Fan(s), Separate/Formal Dining Room, Eat-in Kitchen, Recessed Lighting, All Bedrooms Down, Main Level Primary, Primary Suite, Walk-In Pantry, Walk-In Closet(s), Crown Molding
Appliances	Dishwasher, Electric Range, Disposal, Microwave, Refrigerator, Freezer, Gas Water Heater, Ice Maker
Heating	Central, Natural Gas, Fireplace(s)
Cooling	Central Air, Whole House Fan
Fireplace	Yes
Fireplaces	Family Room, Gas
# of Stories	1
Stories	One

## School Information

District	Chico Unified
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## Additional Information

Date Listed	August 13th, 2025
Days on Market	20
Zoning	R1
Short Sale	N
RE / Bank Owned	N

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