

\$575,000 - 2349 Cussick Avenue, Chico

MLS® #SN25201664

\$575,000

3 Bedroom, 3.00 Bathroom, 2,626 sqft
Residential on 0 Acres

N/A, Chico,

Welcome to a home that is as distinctive as it is beautiful, designed by local architect John Anderson and his wife, artist Yvonne Anderson. Every detail of this 3-bedroom, 2.5-bathroom, 2,626 sq. ft. residence feels purposeful, creative, and inviting, making it truly one-of-a-kind. Set on a corner lot, the property is wrapped by a private yard filled with thoughtful touches: raised garden beds, roses, and even a Meyer lemon tree. Whether you're relaxing under the covered deck overlooking the back patio, rinsing off in the outdoor shower after gardening, or enjoying the dog run and circular driveway, this yard is designed for both beauty and ease of living. Inside, the home opens with warmth and character. The living and dining area showcases wood-beamed vaulted ceilings, floor-to-ceiling windows, and a cozy fireplace with engineered hickory hardwood floors underfoot. Natural light pours in, creating an open, airy space perfect for gathering or unwinding. The kitchen is a dream for both everyday living and entertaining, featuring a farmhouse sink, designer cabinetry, quartz countertops, open shelving, a subway tile backsplash, and upgraded appliances, including an electric stove. Just beyond, you'll find seamless access to the patio, perfect for indoor-outdoor flow. The downstairs guest bedroom offers privacy with its own slider to the backyard, while a flexible second living room with soaring 25-foot ceilings, tile floors, and a spiral staircase to a loft provides



endless possibilities, ideal as an office, library, or creative studio. Upstairs, the primary suite is its own retreat with a private balcony, flex office space, and an ensuite bathroom that has been remodeled to perfection. Skylights, a walk-in shower, updated finishes, and abundant closet space make this sanctuary as functional as it is relaxing. Updates such as the remodeled bathrooms blend seamlessly with the home's original artistry. At 2349 Cussick Avenue, every corner reflects a blend of artistry and intention. From the custom doors handcrafted by Yvonne Anderson, to the wraparound yard that invites both quiet reflection and lively gatherings, to interiors bathed in natural light and soaring ceilings, this home offers an experience that is as inspiring as it is comfortable. Rarely does a property capture the essence of creativity, community, and timeless design so completely. 2349 Cussick Avenue isn't just a place to live, it's a place to thrive.

Built in 1974

Essential Information

MLS® #	SN25201664
Price	\$575,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,626
Acres	0.46
Year Built	1974
Type	Residential
Sub-Type	Single Family Residence
Style	Custom
Status	Closed
Listing Agent	Kiersten Morgan
Listing Office	Crane Realty

Community Information

Address	2349 Cussick Avenue
Subdivision	N/A
City	Chico
County	Butte
Zip Code	95926

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Water Connected
Parking Spaces	4
Parking	Circular Driveway, Detached Carport, Driveway, Driveway Level, Paved
Garages	Circular Driveway, Detached Carport, Driveway, Driveway Level, Paved
View	Courtyard, Neighborhood, Trees/Woods
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior Features	Lighting, Rain Gutters
Lot Description	Back Yard, Front Yard, Near Public Transit, Street Level, Yard
Windows	Double Pane Windows
Roof	Composition
Foundation	Slab

Interior

Interior	Tile, Vinyl, Wood
Interior Features	Beamed Ceilings, Built-in Features, High Ceilings, Loft, Primary Suite, Recessed Lighting, Storage, Two Story Ceilings, Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Refrigerator, Dryer, Electric Oven, Electric Range, ENERGY STAR Qualified Appliances, Free-Standing Range, Range Hood, Self Cleaning Oven, Vented Exhaust Fan, Washer, Water Heater, Water To Refrigerator
Heating	Central, Fireplace(s), Wood
Cooling	Central Air, Zoned
Fireplace	Yes
Fireplaces	Living Room, Raised Hearth, Wood Burning
# of Stories	2
Stories	Two

School Information

District	Chico Unified
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Additional Information

Date Listed	September 4th, 2025
Days on Market	3
Short Sale	N
RE / Bank Owned	N

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