

\$465,000 - 16 Dahlia Way, Chico

MLS® #SN25215494

\$465,000

3 Bedroom, 2.00 Bathroom, 1,842 sqft

Residential on 0 Acres

N/A, Chico,

Welcome to 16 Dahlia Way, where comfort, style, and thoughtful design come together in Chicoâ€™s sought-after Holly Gardens subdivision. Tucked at the end of a peaceful cul-de-sac, this 3-bedroom, 2-bathroom, 1,842 sq. ft. home offers the perfect blend of retreat and convenience, just minutes from the West Avenues, Chico State, downtown, and the iconic Esplanade. From the moment you arrive, the curb appeal and lush landscaping set the tone. OWNED SOLAR keeps energy costs low, while UV film on the windows lets natural light flood the home without the glare or heat, keeping the spaces cool and comfortable through every season. Step inside, and youâ€™re greeted by soaring 20-foot vaulted ceilings and an open, airy floor plan that invites you to stay awhile. Two living spaces create flexibility for gatherings, quiet reading, or game nights by the gas fireplace. The dining areas give everyone a seat at the table, whether itâ€™s a casual breakfast or a full holiday dinner. The kitchen is tucked thoughtfully away, creating a functional space for cooking with tile counters, recessed lighting, a skylight, and plenty of cabinetry for storage. Itâ€™s perfectly positioned so you can prepare meals without being in the center of the main living spaceâ€”ideal for those who value both connection and separation. This single-story home features a split floor plan, with the primary suite and laundry room thoughtfully situated on one side of the home for added privacy. The primary suite is a true



retreat with vaulted ceilings, dual closets (one in the bedroom and one in the bathroom), and a beautifully appointed ensuite with dual sinks, a soaking tub, a walk-in shower, and luxurious heated tile floors that make every morning feel like a spa experience. On the opposite side of the home, you'll find two comfortable guest bedrooms, including one with a Murphy bed that easily transitions from a home office to a welcoming guest room. The hall bath offers a skylight, a separate vanity, and plenty of storage. The backyard is a private sanctuary with lush landscaping and multiple areas for relaxing and entertaining. Imagine mornings on the covered porch swing, evening dinners on the raised deck, and gatherings under the trees with friends and family. Additional highlights include a new HVAC system, automatic sprinklers, and abundant storage throughout. At 16 Dahlia Way, every detail invites you to slow down, unwind, and enjoy the best of Chico living.

Built in 1989

Essential Information

MLS® #	SN25215494
Price	\$465,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,842
Acres	0.18
Year Built	1989
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Kathleen Jones
Listing Office	Parkway Real Estate Co.

Community Information

Address 16 Dahlia Way
Subdivision N/A
City Chico
County Butte
Zip Code 95926

Amenities

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

Exterior

Exterior Features Lighting, Rain Gutters
Lot Description Back Yard, Cul-De-Sac, Front Yard, Sprinklers In Rear, Sprinklers In Front, Landscaped, Level, Sprinklers Timer, Sprinkler System, Yard, Drip Irrigation/Bubblers, Near Public Transit, Sloped Up, Trees
Windows Double Pane Windows, Screens, Skylight(s)
Roof Composition
Foundation Slab

Interior

Interior Carpet, Tile, Laminate
Interior Features Ceiling Fan(s), High Ceilings, Recessed Lighting, Breakfast Area, Primary Suite, Pull Down Attic Stairs, Storage, Tile Counters
Appliances Dishwasher, Disposal, Gas Water Heater, Refrigerator, Range Hood, Vented Exhaust Fan, Dryer, Washer, Electric Oven, Electric Range, Free-Standing Range, Self Cleaning Oven, Water Heater
Heating Central, Natural Gas, Fireplace(s)
Cooling Central Air
Fireplace Yes
Fireplaces Family Room, Gas, Masonry
of Stories 1

Stories One

School Information

District Chico Unified

Additional Information

Date Listed September 11th, 2025

Days on Market 4

Short Sale N

RE / Bank Owned N

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