

# **\$475,000 - 771 Central House Road, Oroville**

MLS® #SN25216351

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## **\$475,000**

3 Bedroom, 2.00 Bathroom, 1,464 sqft  
Residential on 22 Acres

N/A, Oroville,

Discover the possibilities on this expansive 21+ acre property, perfectly suited for those seeking space to expand, privacy, and room for animals and/or agriculture. The 3 bedroom, 2 bath home offers a functional layout with plenty of natural light and character, awaiting your personal touch and upgrades to truly shine. The kitchen features warm light-wood cabinetry that adds a welcoming, natural feel. A single-surface countertop provides a clean workspace, while the generous amount of cabinetry and storage ensures plenty of room for all your cooking essentials. This kitchen is ready to be enjoyed as-is or reimaged with modern updates. Appreciate the benefits of country living with an inground pool, barn and acreage ready for horses, livestock or farming. A ground-mounted solar system provides energy efficiency today while also supporting future growth, whether you envision adding a guest house, workshop, upgraded stables or expanding ranch operations. With some deferred maintenance, this home is an ideal opportunity for buyers looking to customize and add value. Set against a stunning backdrop, this 21+ acre property boasts panoramic views of the Sutter Buttes and the Sierra Nevada range offering unmatched beauty from sunrise to sunset. Surrounded by open land yet conveniently located to local amenities and outdoor recreation, this property combines tranquility with potential. Bring your vision and make this one-of-a-kind setting your forever home.



Built in 1958

**Essential Information**

MLS® #	SN25216351
Price	\$475,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,464
Acres	21.65
Year Built	1958
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Karen Schmidt
Listing Office	eXp Realty of California, Inc.

**Community Information**

Address	771 Central House Road
Subdivision	N/A
City	Oroville
County	Butte
Zip Code	95965

**Amenities**

Parking Spaces	2
# of Garages	2
View	Hills, Mountain(s), Pasture
Has Pool	Yes
Pool	In Ground, Private

**Exterior**

Lot Description	Horse Property, Level, Pasture, TwentyOneToTwentyFiveUnitsAcre
Roof	Composition

**Interior**

Heating	Central, Solar
Cooling	Central Air

Fireplace	Yes
Fireplaces	Pellet Stove
# of Stories	1
Stories	One

### **School Information**

District	Oroville Union
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### **Additional Information**

Date Listed	August 15th, 2025
Days on Market	75
Short Sale	N
RE / Bank Owned	N

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