

\$649,000 - 5401 State Highway 32, Chico

MLS® #SN25218261

\$649,000

3 Bedroom, 4.00 Bathroom, 1,800 sqft
Residential on 3 Acres

N/A, Chico,

Riverfront Retreat Just 10 Minutes from Chico!
Escape to your own private oasis on 3 RIVERFRONT acres, nestled behind Pine Creek Unit of the Sacramento River National Wildlife Refuge. The main home has been beautifully remodeled with new metal roof, electrical, new ductless zoned mini split heating and cooling system, owned solar, imperfect smooth drywall - the seller's haven't overlooked a thing! Enjoy a chef's kitchen with Wolf range, leather top granite countertops, custom soft-close cabinets, and a custom rock range hood. Gorgeous two-story windows line the living room and add incredible natural light. There are new laminate floors, carpet, recessed lighting, and a striking wood-burning stove with a custom rock hearth create a warm and inviting atmosphere. The master suite is equally impressive with wood-beamed ceilings, wood-paneled accents, and a spacious walk-in closet. The second unit over the garage is also tastefully remodeled with it's own balcony, spacious open concept kitchen and living room, walk-in closet, making it ideal for guests, multi-generational living, or rental income. Outside, you'll find a brand-new concrete patio, metal fencing, an oversized finished two-car garage, covered storage, 11 different varieties of fruit trees, and mature shade trees that add to the property's charm. Don't miss this rare opportunity to own a slice of riverfront paradise, just minutes away from town. For full list of upgrades, features and more, call your



favorite REALTOR today!

Built in 2003

Essential Information

MLS® #	SN25218261
Price	\$649,000
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,800
Acres	2.97
Year Built	2003
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Allison Gabski
Listing Office	Platinum Partners Real Estate

Community Information

Address	5401 State Highway 32
Subdivision	N/A
City	Chico
County	Butte
Zip Code	95973

Amenities

Utilities	Propane
Parking Spaces	2
# of Garages	2
View	Trees/Woods
Waterfront	River Front
Pool	None

Exterior

Lot Description	Front Yard, Garden
Roof	Metal

Interior

Interior	Carpet, Laminate
Interior Features	Built-in Features, Ceiling Fan(s), High Ceilings, Open Floorplan, Recessed Lighting, Main Level Primary, Walk-In Closet(s), Granite Counters, Two Story Ceilings
Appliances	Dishwasher, Microwave, Refrigerator, Propane Range
Heating	Ductless, Wood Stove
Cooling	Ductless
Fireplace	Yes
Fireplaces	Living Room, Wood Burning
# of Stories	2
Stories	Two

School Information

District	Chico Unified
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Additional Information

Date Listed	September 15th, 2025
Days on Market	6
Short Sale	N
RE / Bank Owned	N

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