

\$1,299,000 - 3452 Shadowtree, Chico

MLS® #SN25226803

\$1,299,000

5 Bedroom, 4.00 Bathroom, 3,693 sqft
Residential on 1 Acres

N/A, Chico,

Welcome to Canyon Oaks, one of Chico's most exclusive gated communities. This remarkable residence sits on a full acre with a seasonal creek and mature trees, offering peaceful surroundings and panoramic views that stretch for miles. Inside, the grand entry sets the stage with soaring ceilings and dramatic double doors. The open layout highlights a spacious living area anchored by a custom fireplace and expansive windows framing the natural scenery. The kitchen is a showstopper, featuring rich cherry cabinetry, granite countertops, a copper farmhouse sink, large island, and premium appliances—an ideal space for both everyday cooking and hosting gatherings. Designed for indoor-outdoor living, the home opens to an impressive 1,500-square-foot travertine patio where you can entertain, dine, or simply take in the views. The primary suite feels like a retreat, complete with a cozy sitting area and fireplace, direct access to the patio, a luxurious bathroom with a jetted soaking tub, dual-head shower, double vanity, and abundant closet space. Additional bedrooms include a secondary suite with its own bath, plus two guest rooms. A private office with French doors (and its own closet) could easily serve as a fifth bedroom if needed. Practical features enhance the lifestyle here as well, including a 4-car garage with room for a golf cart, custom finishes throughout, and beautifully landscaped grounds that blend seamlessly with the natural surroundings. This is more



than a houseâ€™itâ€™s a rare opportunity to experience refined living in one of Chicoâ€™s most sought-after communities.

Built in 2016

Essential Information

MLS® #	SN25226803
Price	\$1,299,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Square Footage	3,693
Acres	1.02
Year Built	2016
Type	Residential
Sub-Type	Single Family Residence
Style	Mediterranean
Status	Closed
Listing Agent	Rick Sufuentes
Listing Office	Parkway Real Estate Co.

Community Information

Address	3452 Shadowtree
Subdivision	N/A
City	Chico
County	Butte
Zip Code	95928

Amenities

Amenities	Management, Controlled Access, Trash
Parking Spaces	4
Parking	Garage, Door-Multi
# of Garages	4
Garages	Garage, Door-Multi
View	Neighborhood
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Lot Description	Lawn, Landscaped, Back Yard, Corner Lot, Sprinkler System, Trees
Roof	Tile

Interior

Interior	Tile, Wood
Interior Features	Ceiling Fan(s), Separate/Formal Dining Room, Granite Counters, Open Floorplan, Recessed Lighting, All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Primary Suite, Walk-In Pantry, Walk-In Closet(s), Balcony, Breakfast Bar, Built-in Features, Coffered Ceiling(s), Multiple Primary Suites, Storage
Appliances	Dishwasher, Disposal, Gas Oven, Gas Water Heater, Microwave, Refrigerator, Self Cleaning Oven, Water Heater, Double Oven, SixBurnerStove
Heating	Central, Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Primary Bedroom
# of Stories	1
Stories	One

School Information

District	Chico Unified
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Additional Information

Date Listed	September 29th, 2025
Days on Market	53
Short Sale	N
RE / Bank Owned	N

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