

# \$534,000 - 23 Lower Lake, Chico

MLS® #SN25229819

**\$534,000**

3 Bedroom, 2.00 Bathroom, 1,510 sqft

Residential on 0 Acres

N/A, Chico,

Just steps from the scenic walking paths and tranquil ponds of California Park, this home offers effortless, turnkey living — complete with a new HVAC system and a roof replaced just three years ago! Nestled on a cul-de-sac, this stunning 3-bedroom, 2-bath home offers the perfect combination of modern updates, timeless comfort, and an unbeatable location. Step inside and you'll immediately notice the thoughtful updates completed in 2022.

Durable and stylish LVT flooring runs throughout the home, while both bathrooms have been completely remodeled with beautiful tile showers, quartz countertops, and high-end finishes. To the left of the entryway, a bright and airy sitting room welcomes guests, while the opposite side opens to the heart of the home—a spacious living room and kitchen designed for both relaxation and entertaining. Vaulted ceilings, a cozy gas fireplace, and plantation shutters create an inviting atmosphere. The kitchen is a dream for home cooks, offering stainless steel appliances, a gas cooktop, coffee bar, and abundant storage. Down the hall, you'll find two comfortable guest bedrooms, a fully updated guest bath, and a dedicated laundry room with extra storage. The primary suite is a true retreat, featuring vaulted ceilings, a large walk-in closet, and a spa-inspired bathroom with dual sinks and a marble-style tile shower. The backyard is equally impressive. Designed for entertaining and unwinding, it includes a built-in BBQ station, lush landscaping, and a



peaceful pond with a cascading waterfall. There's even generous side yard space perfect for trailer or boat parking. This turnkey home is more than just move-in ready; it's designed to elevate your everyday living. With its modern upgrades, private setting, and proximity to Cal Park's lakes, parks, and trails, this is a rare opportunity you don't want to miss!

Built in 1998

## Essential Information

MLS® #	SN25229819
Price	\$534,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,510
Acres	0.13
Year Built	1998
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Kelli Smyth
Listing Office	NextHome North Valley Realty

## Community Information

Address	23 Lower Lake
Subdivision	N/A
City	Chico
County	Butte
Zip Code	95928

## Amenities

Amenities	Picnic Area, Playground, Outdoor Cooking Area
Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	4

Parking	Door-Single, Driveway, Garage
# of Garages	2
Garages	Door-Single, Driveway, Garage
View	Neighborhood
Pool	None

## Exterior

Exterior	Stucco
Exterior Features	Koi Pond
Lot Description	ZeroToOneUnitAcre, Cul-De-Sac, Landscaped, Lawn
Windows	Plantation Shutters, Shutters
Roof	Composition
Construction	Stucco

## Interior

Interior	Vinyl, Tile
Interior Features	Breakfast Bar, All Bedrooms Down, Walk-In Closet(s), Built-in Features, Ceiling Fan(s), High Ceilings, Open Floorplan, Primary Suite, Quartz Counters
Appliances	Dishwasher, Gas Cooktop, Refrigerator
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas
# of Stories	1
Stories	One

## School Information

District	Chico Unified
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## Additional Information

Date Listed	October 6th, 2025
Days on Market	28
Short Sale	N
RE / Bank Owned	N

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