

# \$449,000 - 9468 Perkins Road, Chico

MLS® #SN25233515

**\$449,000**

3 Bedroom, 2.00 Bathroom, 1,624 sqft

Residential on 0 Acres

N/A, Chico,

Just 5 Minutes to Durham Schools! This welcoming 3-bedroom, 2-bath home offers a perfect blend of comfort, functionality, and country convenience. With OWNED SOLAR, trailer parking, and a spacious yard, this property is ready for you to move in and enjoy. Step inside to an inviting living room featuring vaulted ceilings, recessed lighting, and a cozy pellet stove that creates a warm and relaxing atmosphere. The kitchen sits just off the living area and provides easy access to the garage—ideal for bringing in groceries—with a new hot water heater already in place. Off the main living space, you'll find a flexible bonus room that can easily serve as a playroom, office, or hobby space. Two large guest bedrooms provide plenty of space for family or visitors, while the guest bath features a tub/shower combo with a new shower insert. The spacious primary suite includes dual closets and a beautifully updated walk-in shower insert, offering both comfort and convenience. Outside, enjoy a large, open backyard with ample room for gardening, entertaining, or simply relaxing under the stars. There's also a double gate along the side of the home—perfect for trailer or boat parking. Located just 8 miles from the Ord Ferry boat launch, you'll love easy access to the Sacramento River for fishing, boating, and outdoor adventures. Combine that with Durham's excellent schools and a welcoming community, and you have a wonderful place to call home. Don't miss



this great opportunity!

Built in 1983

## Essential Information

MLS® #	SN25233515
Price	\$449,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,624
Acres	0.37
Year Built	1983
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Kelli Smyth
Listing Office	NextHome North Valley Realty

## Community Information

Address	9468 Perkins Road
Subdivision	N/A
City	Chico
County	Butte
Zip Code	95928

## Amenities

Utilities	Electricity Connected, Natural Gas Connected, Water Connected
Parking Spaces	2
Parking	Garage
# of Garages	2
Garages	Garage
View	Neighborhood
Pool	None

## Exterior

Lot Description	ZeroToOneUnitAcre, Cul-De-Sac
Roof	Composition

## Interior

Interior	Carpet, Laminate, Tile
Interior Features	Ceiling Fan(s), High Ceilings, Recessed Lighting, All Bedrooms Down, Bedroom on Main Level
Appliances	Dishwasher, Refrigerator, Water Heater, Electric Range
Heating	Central, Fireplace(s), Solar
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Pellet Stove
# of Stories	1
Stories	One

## School Information

District	Durham Unified
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## Additional Information

Date Listed	October 7th, 2025
Days on Market	9
Short Sale	N
RE / Bank Owned	N

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