

# **\$825,000 - 39 Edgewater Ct, Chico**

MLS® #SN25246380

**\$825,000**

3 Bedroom, 3.00 Bathroom, 2,744 sqft

Residential on 0 Acres

N/A, Chico,

The chance of a lifetime!! With its elite location and brilliant design, 39 Edgewater Court is making its market debut for the very first time since it was built in 2000! Perfectly situated at the end of the cul-de-sac on the prestigious California Park Lake, 55+ exclusive community, in Chico, CA. The immaculate home offers a rare opportunity to live in unparalleled luxury with the largest water frontage of any property on the lake. As well, a 1500sqft RV Garage, boat dock, and boat launch! The remarkable residence boasts an elegant split floor plan that provides both privacy and a seamless flow for entertaining. The formal entry welcomes you into a grand living space with panoramic windows that stretch across the lakeside, offering breathtaking views of the tranquil water and surrounding nature.

Special features include a spacious primary suite, perfectly positioned for ultimate privacy, complete with its own view of the lake. The luxurious ensuite bath and walk-in closet are designed with both comfort and convenience in mind. Additionally, the well-appointed guest suite offers a private retreat for visitors. The heart of the home is the expansive, open-concept kitchen, living, and dining area, ideal for hosting guests or simply enjoying the serene surroundings. With an abundance of natural light pouring in through the windows, this home combines a captivating and peaceful atmosphere.

In addition to the breathtaking interior, this



property includes generous custom cabinetry throughout, a large indoor laundry/utility room, a third bedroom/office, a covered patio, a lakeside deck, a lake access dock, a boat ramp, solar power, and a rare, oversized garage, perfect for car enthusiasts or those needing extra space for a workshop. The garage also features RV parking, making it the perfect home for adventurers and hobbyists alike. Whether you're looking for a peaceful lakeside retreat or a home with ample space for hobbies and gatherings, this extraordinary property offers the best of both worlds. With its combination of waterfront beauty, elegant design, and versatile spaces, this home is truly a rare find. Priced to sell quicklyâ€‘ call your realtor for a private showing today!!

Built in 2000

## Essential Information

MLS® #	SN25246380
Price	\$825,000
Bedrooms	3
Bathrooms	3.00
Full Baths	1
Half Baths	1
Square Footage	2,744
Acres	0.24
Year Built	2000
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Angela Slover
Listing Office	Century 21 Select Real Estate, Inc.

## Community Information

Address	39 Edgewater Ct
Subdivision	N/A

City	Chico
County	Butte
Zip Code	95928

## Amenities

Amenities	Other
Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Cable Available, Phone Available
Parking Spaces	6
Parking	Boat, Garage, Garage Door Opener, Oversized, Paved, Pull-through, RV Garage, Storage, Workshop in Garage
# of Garages	6
Garages	Boat, Garage, Garage Door Opener, Oversized, Paved, Pull-through, RV Garage, Storage, Workshop in Garage
View	Neighborhood, Lake, Water
Waterfront	Dock Access, Lake Front, Lake Privileges
Pool	None
Security	Smoke Detector(s)

## Exterior

Exterior	Stucco
Exterior Features	Boat Slip, Dock, Lighting, Rain Gutters
Lot Description	ZeroToOneUnitAcre, Back Yard, Cul-De-Sac, Drip Irrigation/Bubblers, Front Yard, Garden, Landscaped, Lawn, Near Park
Windows	Blinds, Screens
Roof	Composition
Construction	Stucco
Foundation	Slab

## Interior

Interior	Carpet, Vinyl
Interior Features	All Bedrooms Down, Attic, Built-in Features, Cathedral Ceiling(s), Ceiling Fan(s), Ceramic Counters, Eat-in Kitchen, Main Level Primary, Open Floorplan, Separate/Formal Dining Room, Storage, Tile Counters, Walk-In Closet(s), Workshop
Appliances	Dishwasher, Disposal, Refrigerator, Water To Refrigerator, Dryer, Washer, Electric Oven, Electric Range, Gas Water Heater, Ice Maker, Microwave
Heating	Forced Air, Fireplace(s), Natural Gas, Solar
Cooling	Central Air, Electric, ENERGY STAR Qualified Equipment, Whole House Fan
Fireplace	Yes

Fireplaces	Blower Fan, Gas, Great Room
# of Stories	1
Stories	One

## School Information

District	Chico Unified
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## Additional Information

Date Listed	October 11th, 2025
Days on Market	49
Short Sale	N
RE / Bank Owned	N

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