

\$465,000 - 1617 Hemlock Street, Chico

MLS® #SN25268208

\$465,000

4 Bedroom, 3.00 Bathroom, 2,018 sqft
Residential on 0 Acres

N/A, Chico,

TWO HOMES ON ONE LOT! This darling Home in the South Chico Mulberry neighborhood has a lot to offer! Starting with the perfect classic Chico front porch, it also has a new roof, new dual pane windows, and new HVAC. This setup features a three bedroom two bath home with updated kitchen, new flooring and fresh paint, as well as makeovers in the two bathrooms. At the back of the property is a detached one bedroom one bath ADU that has also undergone a significant makeover (paint, flooring, mini split!) and has a private patio style yard. The ADU offers access from the alley and parking behind a lockable security gate. (THIS UNIT IS RENTED UNTIL MID JULY, please do not disturb the tenant) Additionally, there is a two-story outbuilding with tons of potential. You can use it for storage, a workshop, home gym, hobby room or deck it out as a detached home office, man cave, or she shed! The setup of the main home is unique and incredibly versatile - it offers a bonus room adjacent to the back bedroom which can make for a nice primary suite, you could also use this as an additional bedroom and it has its own entry door from the backyard, so there could be potential to create a dedicated private unit, possibly developing the front house into a duplex, explore an ideal co-housing situation, or offer it out as a short-term rental. This would be the perfect set up for roommates or a parent living with an adult child as there are two distinct living spaces (see floor plan!) All



situated in a lovely part of the neighborhood surrounded by vintage homes, walkable to Park Avenue amenities, public transit, and a short jaunt to downtown Chico or CSU Chico. Endless possibilities await! Units have separate power meters, separate yards, gardening spaces, mature trees and off street parking.

Built in 1910

Essential Information

MLS® #	SN25268208
Price	\$465,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,018
Acres	0.20
Year Built	1910
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Jennifer Parks
Listing Office	Century 21 Select Real Estate, Inc.

Community Information

Address	1617 Hemlock Street
Subdivision	N/A
City	Chico
County	Butte
Zip Code	95928

Amenities

Parking	Driveway, Off Street
Garages	Driveway, Off Street
View	Neighborhood
Pool	None

Exterior

Lot Description	Back Yard, Trees
Windows	Double Pane Windows
Roof	Composition
Foundation	Concrete Perimeter, Slab

Interior

Interior Features	Workshop
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

School Information

District	Chico Unified
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Additional Information

Date Listed	December 1st, 2025
Days on Market	22
Zoning	R-2
Short Sale	N
RE / Bank Owned	N

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