

# \$495,000 - 853 Coit Tower Way, Chico

MLS® #SN25270171

---

## \$495,000

3 Bedroom, 2.00 Bathroom, 1,803 sqft  
Residential on 0 Acres

N/A, Chico,

Welcome to 853 Coit Tower Way, a truly special home in the beloved Nob Hill / Husa Ranch neighborhood, just two doors down from the community's incredible park, complete with wide-open green space, basketball courts, and one of the best playgrounds in town. If you've been searching for the perfect place to settle in for the holidays or start the new year fresh, this home is the definition of warm, inviting, and ready for your next chapter. Step inside through the retractable screen door and let the natural breeze flow as you're welcomed into a bright and versatile layout with two separate living spaces. The front living room is the ideal spot to greet guests, host celebrations, or enjoy cozy conversations. It flows seamlessly into the dining area, creating an open space perfect for holidays, birthdays, or any gathering that brings people together. Toward the back of the home, the family room becomes the heart of the house, centered around a gas-started fireplace that instantly elevates the atmosphere. This space opens directly to the kitchen, keeping everyone connected whether you're cooking, relaxing, or entertaining. The kitchen offers the functionality you need with a center island, a gas burner, built-in appliances, and a dining nook that's perfect for morning coffee or casual meals, all while keeping sightlines open and bright. Down the hallway, you'll find two generously sized guest bedrooms and a full bathroom. Tucked at the end is the



spacious primary suite, complete with a double-door entry that sets the tone for a true retreat. The ensuite features dual sinks, a jetted soaking tub, a step-in shower, a walk-in closet, and a skylight that fills the space with soft, natural light. Step into the backyard and youâ€™ll find a peaceful and functional space designed for relaxation and play. With a pergola-covered patio, plenty of grassy area, and room to entertain, this backyard is ready for summer BBQs, autumn evenings curled up outside, and all the life that happens in between. Additional features include a whole-house fan and an attached two-car garage. And the location? You truly canâ€™t beat it. Youâ€™re just moments from iconic Bidwell Park, schools, bike paths, shopping, downtown Chico, and all the conveniences that make this neighborhood so sought-after. Whether youâ€™re dreaming of a cozy holiday season or starting the new year with a home that checks every box, 853 Coit Tower Way offers comfort, community, and the lifestyle youâ€™ve been looking for.

Built in 2000

## Essential Information

MLS® #	SN25270171
Price	\$495,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,803
Acres	0.16
Year Built	2000
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Doria Franklin
Listing Office	Keller Williams Realty Chico Area

## Community Information

Address	853 Coit Tower Way
Subdivision	N/A
City	Chico
County	Butte
Zip Code	95928

## Amenities

Utilities	Electricity Connected, Sewer Connected, Water Connected, Natural Gas Connected
Parking Spaces	4
Parking	Garage, Direct Access, Door-Single, Driveway, Driveway Up Slope From Street, Garage Door Opener, Garage Faces Front, Paved
# of Garages	2
Garages	Garage, Direct Access, Door-Single, Driveway, Driveway Up Slope From Street, Garage Door Opener, Garage Faces Front, Paved
View	Neighborhood
Pool	None
Security	Carbon Monoxide Detector(s), Fire Detection System, Smoke Detector(s), Prewired

## Exterior

Lot Description	Back Yard, Yard, Drip Irrigation/Bubblers, Front Yard, Lawn, Near Park, Near Public Transit, Sloped Up, Sprinklers In Front, Sprinklers In Rear, Sprinklers Timer, Sprinkler System
Windows	Blinds, Double Pane Windows, Screens, Skylight(s)
Roof	Composition
Foundation	Slab

## Interior

Interior	Carpet, Tile
Interior Features	Breakfast Bar, Ceiling Fan(s), Walk-In Closet(s), Breakfast Area, High Ceilings, Open Floorplan, Pantry, Primary Suite, Storage, Tile Counters
Appliances	Built-In Range, Dishwasher, Microwave, Electric Oven, ENERGY STAR Qualified Water Heater, Gas Cooktop, Refrigerator, Self Cleaning Oven, Water Heater, Water To Refrigerator
Heating	Central, Fireplace(s), Natural Gas
Cooling	Central Air, Whole House Fan
Fireplace	Yes
Fireplaces	Living Room, Gas, Gas Starter

# of Stories	1
Stories	One

### **School Information**

District	Chico Unified
----------	---------------

### **Additional Information**

Date Listed	November 25th, 2025
Days on Market	54
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of April 6th, 2026 at 10:02pm PDT. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.