

Cottage Under the Oaks

Shasta County, California

\$165,000 | 3.00 Acres

40845 Old School Road
 Fall River Mills, California

Charming 2 bedroom, 1 bath home nestled under the oaks and pines on 3 level acres. Country kitchen with butcher block bar opening to living area. Wood stove on lava rock hearth, main bedroom has window seat alcove. The home has plenty of room for a cozy setup.



PROPERTY HIGHLIGHTS

- The natural gas wall furnace is a nice surprise.
- Outbuildings include a 3 car/boat garage, pump house, root cellar and wood shed.
- The 960 sf insulated garage has concrete floor, 2 car space in front with roll up door, natural gas heater, laundry room plus hobby room or could be used as a bedroom, office or workshop.
- The boat garage is at the back with storage area with it's own roll up door.
- Concrete path from back of home to garage



DONNA UTTERBACK

Real Estate Agent

BRE# 01199200

Office: (530) 336-6869

Cell: (530) 604-0700

fallriverproperties@frontiernet.net