

LISTING DETAIL - CLIENT HANDOUT for RESIDENTIAL



MLS # **112086**
 Status **ACTIVE**
 Price **\$499,000**
 Type **Single Family**
 Address **60939 Gordon's Ferry Rd**
 Cross Street **Hwy 96**
 City **Happy Camp**
 Zip **96039**
 Area **Happy Camp**
 APN# **016-270-500**

Nicole Harris
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California Outdoor Properties
01838294
1914 Ft Jones Rd
Yreka CA 96097
Ofc: 530-643-1336

Virtual To...

GENERAL Associated Documents Map Neighborhood and School

# of Bedrooms	3	Apx Living Room	Length	
# of Bathrooms	2	Apx Master Bedroom	Width	
Garage Capacity	None	Apx Bedroom 2	Make	
Apx Acres	14.00	Apx Bedroom 3	License #	
Stories	One	Apx Bedroom 4	Snow Load	
Apx SF	1770	Apx Dining Room	Hud #	
Year Built	1958	Apx Breakfast Room	Serial #	
Within City Limits Y/N	No	Apx Kitchen	Apx Addl Living Qtr	
Subdivision		Apx Den	Ag Preserve Y/N	No
Lot Dimensions	Irregular	Apx Family Room	Sign Y/N	Yes
Sewage	Has Septic	Apx Utility Room	Zoning	RRB5
View	River	Apx Extra Room	Asking Price	\$499,000
Waterfront	Yes	Apx Workshop		
Heating	Hp Propane			
Water	Spring			

FEATURES

BATH	Double Sink, Shower Enclosure,	COOLING	Central Air, Heat Pump	ROOF	Metal
AMENITIE	Tile Counters, Tile Floors, Tub	HEAT	F/A Propane, Wood Stove	EXTERIOR	Cement Board
S	/Shower Enclosure	SEWAGE	Has Septic	FOUNDATIO	Perimeter
KITCHEN	Custom Cabinets, Granite	WATER	Spring	N	
AMENITIE	Counter Tops, Kitchen Island,	INTERIOR	Wainscoting	/BASEMENT	
S	Undermount Sink	FEATURES		EXTERIOR	Horses OK, Hot Tub,
WINDOWS	Bay Windows, Double Pane,	STYLE	Craftsman Style,	AMENITIES	Landscaping, Lawn, Patio,
	Vinyl Clad, Low E		Traditional		Satellite, Shed, Barn,
FLOOR	Tile, Wood	FIREPLACE	Two or More, Fireplace		Garden Area, Pasture Area,
COVERIN			Insert, Free Standing, In		Trees
G			Living Room	WATERFRO	Yes, River
APPLIANC	Cook Top, Dishwasher, Garbage	GARAGE	None	NT	
ES	Disposal, Microwave, Oven	TYPE		STREET	Paved

DIRECTIONS/REMARKS

Hwy 96 to Gordon's Ferry Rd, stay to the right of the California Outdoor Properties sign, house at the very end of the driveway.

Country homestead on the Klamath River! River views, river frontage, and lovely local mountain views too! 14 acres with fenced pasture, a variety of fruit trees, room for garden, small barn, pig pen, cold smoker, plus enjoy the peacefulness of the property on the outdoor patio. Inside, hardwood and tile floors and a pretty kitchen with a nice layout, granite countertops, custom cabinets and more. Beam ceilings, wood fireplace with charming brick hearth, master bedroom and bath with a clawfoot tub - many great details and features! Located near the town of the Happy Camp, at the foot of the Marble Mountains. If you're looking for a lovely, well maintained country home, call us to schedule your appointment today!

112086

Miscellaneous

Addendum:

