

**LISTING DETAIL - CLIENT HANDOUT for RESIDENTIAL**



MLS # **20211647**  
 Status **ACTIVE**  
 Price **\$389,000**  
 Type **Single Family**  
 Address **7837 S State Highway 3**  
 Cross Street **Fay Ln**  
 City **Callahan**  
 Zip **96014**  
 Area **Callahan**  
 APN# **023-580-090**

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Virtual Tour:

**GENERAL** Associated Documents Map Neighborhood and School

# of Bedrooms	<b>3</b>	Apx Living Room	Length	
# of Bathrooms	<b>2</b>	Apx Master Bedroom	Width	
Garage Capacity	<b>Two</b>	Apx Bedroom 2	Make	
Apx Acres	<b>6.34</b>	Apx Bedroom 3	License #	
Stories	<b>One</b>	Apx Bedroom 4	Snow Load	
Apx SF	<b>1848</b>	Apx Dining Room	Hud #	
Year Built	<b>1995</b>	Apx Breakfast Room	Serial #	
Within City Limits Y/N	<b>No</b>	Apx Kitchen	Apx Addl Living Qtr	
Subdivision		Apx Den	Ag Preserve Y/N	<b>No</b>
Lot Dimensions	<b>Irregular</b>	Apx Family Room	Sign Y/N	<b>Yes</b>
Sewage	<b>Has Septic</b>	Apx Utility Room	Zoning	<b>R-R-B per myFirst Am</b>
View	<b>River</b>	Apx Extra Room	Asking Price	<b>\$389,000</b>
Waterfront	<b>None</b>	Apx Workshop		
Heating	<b>Monitor</b>			
Water	<b>Has Well</b>			

**FEATURES**

BATH AMENITIES	<b>Shower Enclosure, Tile Counters, Tile Floors, Tub /Shower Enclosure</b>	COOLING HEAT	<b>Wall/Window Wood Stove, Monitor -Oil</b>	ROOF EXTERIOR FOUNDATION	<b>Composition Other Slab</b>
KITCHEN AMENITIES	<b>Custom Cabinets, Lazy Susan, Tile Counter Tops</b>	SEWAGE WATER	<b>Has Septic Has Well</b>	/BASEMENT EXTERIOR AMENITIES	<b>Horses OK, Lawn, Patio , Shed, Garden Area Paved</b>
WINDOWS	<b>Double Pane, Vinyl Clad</b>	INTERIOR FEATURES	<b>Vaulted Ceilings, Walk -in Closet</b>	STREET UTILITIES	<b>Cell Service, Electricity, Hard Line Phone</b>
FLOOR COVERING	<b>Carpet, Tile, Laminate</b>	STYLE FIREPLACE	<b>Ranch Free Standing, In Living Room</b>	AVAILABLE FENCING	<b>Barbed Wire, Partial Hills, River, Valley, Trees</b>
APPLIANCE S	<b>Dishwasher, Refrigerator, Range-Electric</b>	GARAGE TYPE DRIVEWAY	<b>Garage Attached Gravel</b>	VIEW TOPOGRAPHY	<b>Varies</b>
LAUNDRY	<b>Utility Room</b>				

**DIRECTIONS/REMARKS**

Hwy 3 to the house address.

Country living with pretty views! This is 3 bedroom home on approx. 6 and 1/3 acres is at the southern end of Scott Valley, where you can enjoy views of Bolivar, Callahan, the Limerocks, the Scott River and some of the Dredger ponds and tailings. The sloping property has a nice level pad where the home and garage sit, plus room to park 3-4 vehicles. A second pad overs room for boat or trailer parking as well. The home has spacious kitchen and dining area, vaulted ceilings and a fireplace in the living room, and tile counters in kitchens and baths. There is a bonus room off the garage, a nice covered patio in the back, two storage sheds and fenced garden area, as deer are very common in the neighborhood! There's room for horses or other animals, but fencing will be needed. If you're looking for a home with a little extra room to enjoy the outdoors, make an appointment to see this home soon!

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Miscellaneous

Addendum:

