



Mystic Meadows
CREEKSIDE

\$1,800,000 | 21 ± ACRES | SHASTA COUNTY

ADDRESS
23897 Old 44 Drive
Millville, California

COORDINATES
40.5533497N, 122W

LOCATION/DIRECTIONS
Heading East on State HWY 44, turn left onto Old 44 Drive,
left at stop sign continuing on Old 44 Drive,
home is on the left just before Clover Creek Bridge.

TAXES
\$8,372/year (2023)

Spotlight Video Tour



It's like being on a private island...

The property lays at a triangle, with much sought-after Cow Creek on one side and Clover Creek on the other, coming together at the point of the property.

The fishing experience is unsurpassed, with both creeks supporting amazing fisheries including salmon, rainbow trout and bass.

Cow Creek

Clover Creek





Savanna Style Home

Mystic Meadows is a unique 21 acre property located in pristine Millville. Invision sitting on the expansive covered deck, watching the morning dew lift off the meadow, with the sound of two creeks rippling by. Clover Creek greets you as you enter the gated paved drive, winding alongside a custom, two story ranch style home, three car garage and in-ground pool, continuing to a charming guest house.

Also featuring an animal/hay barn, large metal shop and 3 fenced pastures.

Nicely laid out custom kitchen is part of the main living space and will delight the family cook. The owners' suite has a sitting area, upscale bath and well-designed walk-in closet. Second bedroom with unique built in bookcase and large closet. Upstairs you will find a third bedroom with in-suite bath. Several French doors opening to wonderful entertainment deck wrapping around three sides of home, with views of the well-manicured landscaped yard and inground swimming pool.

Within a short stroll of the main home is a well-appointed guest house offering its own private setting. This unique holding is a "One of a Kind Find", there just isn't anything else like it.



Entering this beautiful home through the solid wood double doors, you immediately get a feeling of comfort, as this large open living space displays “Savanna style” floor to ceiling windows filling the home with natural light.

Several French doors opening to wonderful entertainment deck wrapping around three sides of home, with views of the well-manicured landscaped yard and inground swimming pool. Within a short stroll of the main home is a well-appointed guest house offering its own private setting. This unique holding is a “One of a Kind Find”, there just isn’t anything else like it.

Kitchen

- Stainless appliances, 4 door refrigerator, dishwasher
- Wolf 8 burner gas range, dual ovens, industrial hood, water arm over range.
- Quartz counters, glass tile backsplash
- Island bar, Brazilian granite top
- Cherrywood cabinets
- Walk in Pantry
- DINING AREA:
- Large open space for dining table
- Woodburning stove in stone alcove hearth
- French doors between kitchen and dining area to covered side deck







Owners Suite







Guest Home





Outdoor living





In addition

- Security cameras in strategic locations, can be viewed from smart phone
- Inground concrete pool with concrete walk around the edge
- Pool component shed
- Concrete patio overlooking pool
- Waterfall feature in landscaping
- Separate area with gazebo
- Amazing rose garden with walking trails and decorative fencing
- Fenced in garden area with raised beds set up on drip system
- Numerous perennial plants, flowers and shrubs
- The grounds are exquisite, all on automatic underground sprinkler system



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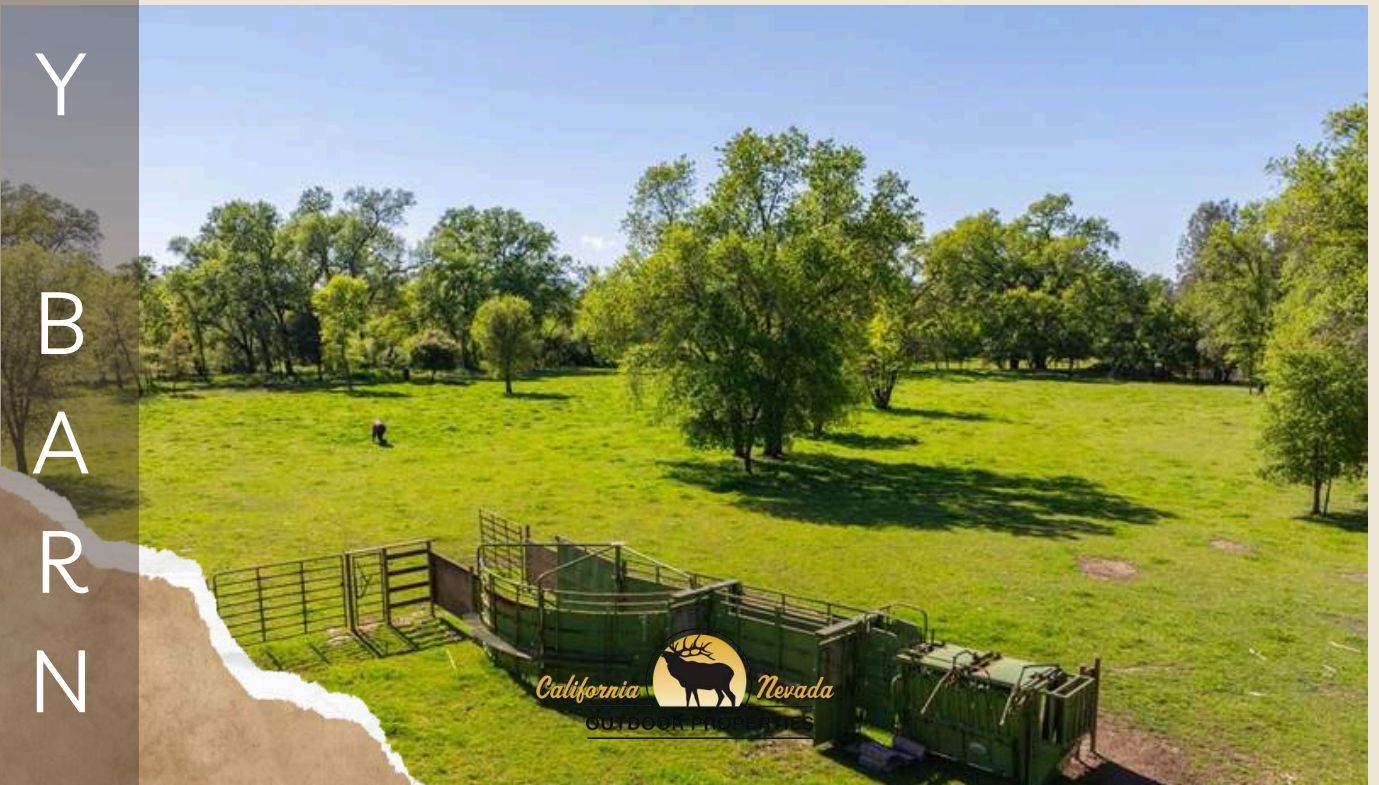
- 1,250+/- sf wood barn
- Two large matted animal stalls
- Two story open area for hay storage with loft
- Double sliding barn doors
- One full side is a chicken coop with chicken house
- Non climb wood framed fence around barn
- One acre fenced in pasture area around barn
- Power and water

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There is approximately 10 acres fenced and cross fenced. Creating three pastures. Plus, the barn pasture, four altogether and all can be irrigated.

Loading chute with panels

The owners are raising bison, and have a small herd of 7.

Enchanting white cloud bread and a few dark brown.

1,620+/-SF building with large roll up doors on both sides



- Plywood flooring
- Finished room
- Storage room
- Power and water

METAL SHOP



Property Highlights

HOME:

- 2735 sf custom two story home, 3 bedrooms, 3 baths, 3 car garage, brick walkway from paved drive to front steps
- Main living area with kitchen, dining and living room. 9ft. ceilings, luxury vinyl flooring. Two heating and air units, 2 propane water heaters, on demand

KITCHEN:

- Stainless appliances, 4 door refrigerator, dishwasher
- Wolf 8 burner gas range, dual ovens, industrial hood, water arm over range.
- Quartz counters, glass tile backsplash
- Island bar, Brazilian granite top
- Cherrywood cabinets
- Walk in Pantry

DINING AREA:

- Large open space for dining table
- Wood-burning stove in stone alcove hearth
- French doors between kitchen and dining area to covered side deck

LIVING AREA:

- Large open space
- French doors to back covered deck
- Gas insert fireplace in stone hearth



Property Highlights

OWNERS SUITE:

- Large space with sitting area
- French door to back deck with hot tub
- Built in drawers under stairs
- Bath with tile floor
- Dual sinks in quartz counter
- Knotty Alder vanity
- Tiled double shower with steam feature
- Separate jetted tub
- Large walk-in closet with built in shelves and cabinet
- Opens to laundry room with storage cabinets, counters and exterior door.

SECOND BEDROOM:

- Oversized room with one wall built in bookcase
- Walk in closet
- Exterior door
- Now used as an office

HALL BATH:

- Tile floor
- Single sink in quartz counter
- Knotty Alder Vanity
- Tile shower over tub

THIRD BEDROOM SUITE:

- Located on second level
- Large room with sitting area and nice views
- Bath with tile floor
- Knotty Alter vanity/single sink in quartz counter
- Tile shower

Property Highlights

OUTDOOR LIVING SPACE ON DECK – brings total living area to 3,438+/- sf.

- The covered deck creates an additional 700+/- sf of living space
- Trex decking
- Wood lined ceilings with fans
- Several descending stairs to lawns and pool

GUEST HOME:

- 1000+/- sf in a private setting
- Luxury vinyl flooring
- Custom kitchen with stainless appliances, gas range
- Knotty Alder cabinets and quartz counters
- Living area with wood stove in stone alcove hearth
- One bedroom with large closet, exterior door to small back open deck
- Bath with tile floor, single sink in quartz counter, large tile shower.
- Brink walk from paved drive to front door deck

3 CAR GARAGE:

- Detached garage has a 1,120+/- sf open space
- One single and one double electric garage doors
- Concrete floor
- Workshop area and built in shelves



Property Highlights

Well:

- Approximately 60ft deep
- On demand pressure system
- Plenty of water to service the property

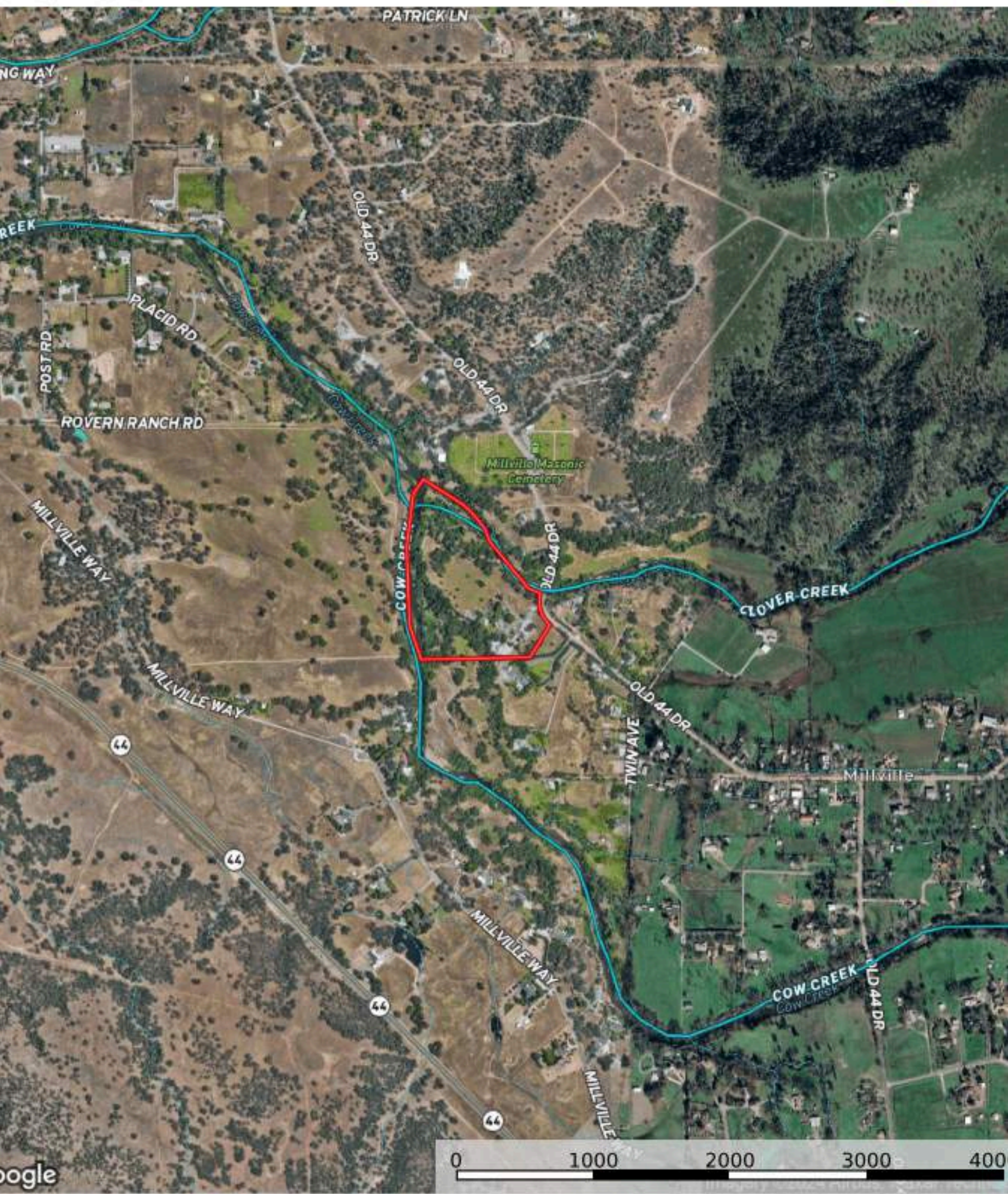
YEAR ROUND CREEKS:

- Cow creek runs along the southern border for approximately 1352ft, east to west.
- Clover creek runs along the northern border for approximately 1226ft, also east to west.
- Approximately ½ mile creek frontage.
- Both creeks support salmon, rainbow trout plus large and small mouth bass.
- It also is habitat for brown trout, brook trout and blue gill
- Clover creek is better known for trout fishing
- What an amazing opportunity for the avid fly fisherman or even a beginner. Having your own private fishery is enjoyable year-round for family and friends.
- Pick your spot Creekside for a picnic, throw a blanket down and close your eyes, let the sound of the creek and wildlife take you away.
- Great way to cool off in the summer
- Float rafts from one end to the other
- Both creeks merge at the westerly point and end up flowing into the Sacramento River several miles downstream

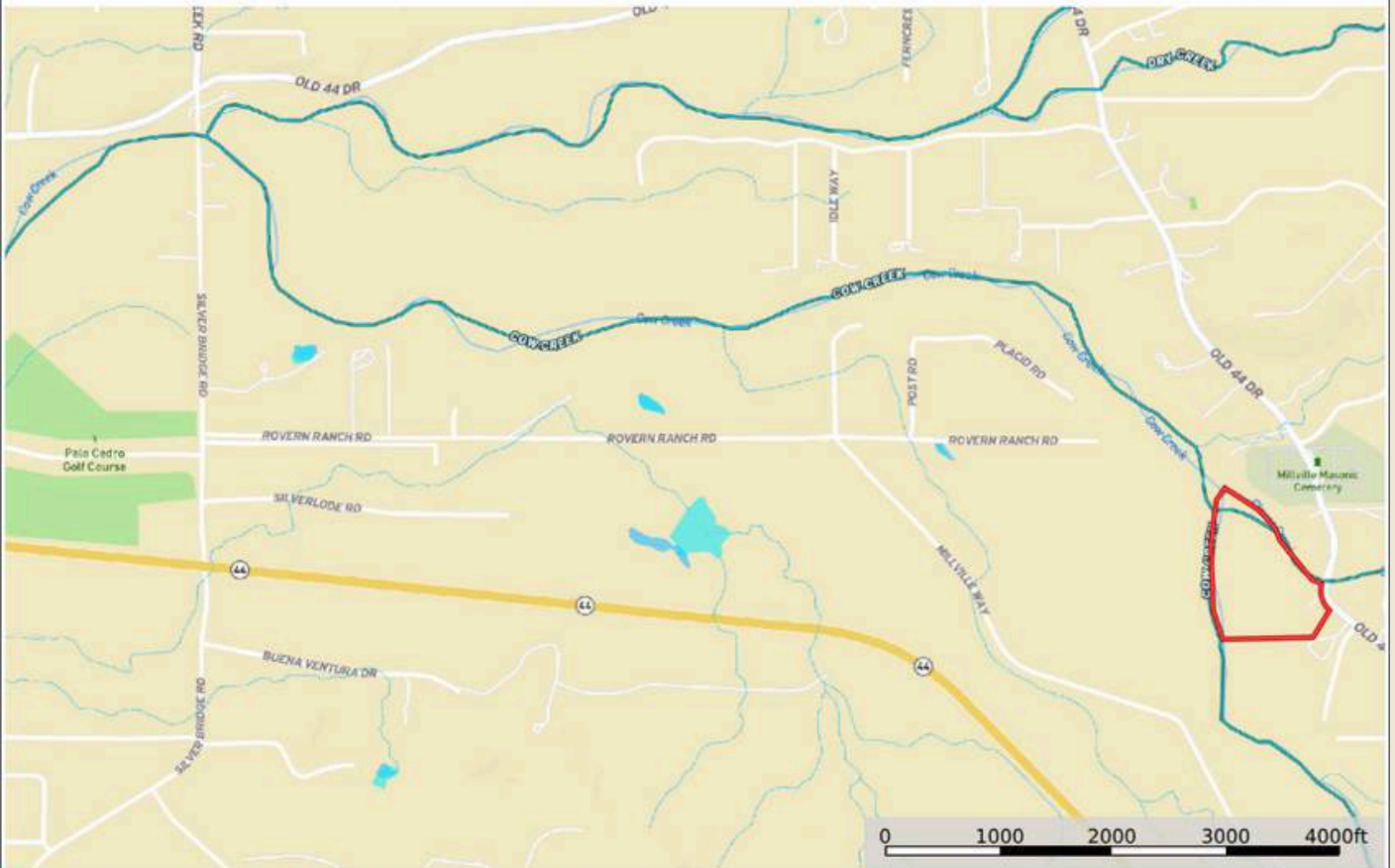
WILDLIFE:

- Abundant wildlife including turkey, blacktail deer, bear, beaver, otter, bobcat and fox.
- You can also catch sight of eagle, hawks, quail and waterfowl
- Located in the C zone for deer tags.





Mystic Meadows
California, 21 AC +/-



Boundary Stream, Intermittent River/Creek Water Body

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