

6383 County Road 48
Willows, CA

Price: \$475,000.00

Bed: 3
Bath: 2
Sq. ft.: 2,168
Stories: one with loft
Year built: 1980
Roof: 50 yr. comp - 2003
Gutters- seamless- 5 in, downspouts
Property is totally fenced

Patio: length of house/covered, gas line
Fireplace: gas log with remote control
Koi Pond with filter system
Ac/lot: 1.3 acres
Property type: SFR
Garage Spaces: 3
Hot water- Noritz tankless, 2nd hot water for 2nd
bath (elect). Culligan water softner- owned
Wood siding and trim - painted 2011

Cooling: central (5 ton)
Heating: central/gas
Laundry: inside - gas/elect.
Rooms: entry, living room,
master suite with walk-in
closet, sun room, loft,
Kitchen: granite counters, custom tile
backsplash, counter/bar, maple cabinets,
walk-in pantry, **gas range-elect. available**

Foundation: raised
Floors: wood, carpet, tile, stone
Appliances: Kitchen Aid drop in range -oven/convec
Kitchen Aid dishwasher, Kitchen Aid built in micro
wave/convection oven, GE refrigerator counter
depth cabinet covered.
Reverse osmosis, water line to refrig.
Ceiling fans: master bedroom, living rm., sun rm.
Custom window treatments throughout

Carpet and wood floors replaced 2014, Bathrooms totally remodeled with up-graded fixtures, Sinks and toilets. Master bath has walk-in shower and onyx counter, up-graded electrical outlets and switches throughout, track lighting in living room, wet bar in living room, dual paned windows through - out, French doors in master bed room and sun room

Underground utilities from street. Natural gas, electrical, cable, Uverse - Wifi

Water: well 180 ft., new pump 08/2013, 1 ½ HP
Pressure tank (2010), sand separator (2015), anti syphon valve
Culligan water treatment (owned).

Septic Tank: pumped (both sides) 12/2015. Riser access to both sides of septic tank.

Sprinkler System: in-ground with automatic controls front and back

Lighting: front and back with automatic timers

Sheds: two

RV parking with cover & electrical outlet