

FOR MORE INFORMATION ABOUT ADVERTISING IN OUR REAL ESTATE SECTION, CALL 530-894-2300

HOME OF THE WEEK



1940 W SACRAMENTO AVENUE, CHICO | \$599,000

RARE FIND! Country craftsman w/guest cottage, country setting, but close to town. You will be delighted w/all this property has to offer! The main house is a 1940s farmhouse w/much of its original charm intact, it has an easy floor plan w/original oak floors. Brand new windows recently upgraded w the finest quality wood casement windows & views of the gorgeous yard surround you! The living room has good light & a brick fireplace. Central to the home is the dining area w/ ample room for a long farmhouse table. The wood floors continue into the kitchen which has an eat-in area where you can sip your coffee gazing upon the serene backyard. The main bedrooms are spacious w/good light; the master bath, remodeled last year w/quality appointments is a true spa retreat; the separate tub & shower done w/impeccable tile work. Off the master bedroom is a lg bonus room with many possibilities: dressing room, playroom, craft or art studio, or exercise room. On hot nights bring that fresh country air indoors w the whole house fan. Out the back door you will find the sweet 2 bd/1 bath cottage: make it a guest house, in-law unit or rental unit; it has an open floor plan, a charming vintage vibe & easy entry. This mature .65 acre lot has a dedicated garden area, several producing fruit trees, a chicken coop, and ample off street parking. So many possibilities here! There's room to add a garage, shop or pool. Both the homes had new heat and air systems installed recently. Don't wait!

JENNIFER PARKS, REALTOR
CENTURY 21 SELECT REAL ESTATE, INC
BRE# 01269667
JENPARKSC21@SBCGLOBAL.NET
(530) 864-0336



CENTURY 21
Select Real Estate, Inc.

LOVE'S REAL ESTATE



Policy

I got a call from another builder, Al, who wants to come here from Sonoma County and get in on the rebuild of Paradise. Al was referred to me by an old friend over on the coast.

"So," said Al, "I hear you're the one to talk to about the latest on what's going on up in Paradise."

I told Al that I'm just fielding a lot of real estate questions, and asking a lot of questions of my own, trying to get answers for people.

"I want to build for people who lost their homes in the fire," said Al. "I want to help them get back to their home town up on that ridge. I built houses for some people after the Santa Rosa fire, and I learned a lot. Working with insurance companies on a rebuild can be a major pain."

"Yeah," I said, "we know people going through the insurance battle right now. It's like an offer/counter-offer situation."

"Ha!" said Al. "It sure is! Back and forth and back and forth and back again. And that's just for starters. If you want your hardwood floors back, they give you a replacement budget for plywood. You want your old tile roof they budget you tarpaper."

"Is it like that every time?" I asked.

"No, not really," said Al. "I've actually had some customers who were surprised by the rebuild budget they got. They felt like they lucked out and built a nicer place than they lost in the fire."

"So, what gives?" I said.

"It's all about the fine print in those insurance policies," said Al. "They're all different! And some are really lousy."

"You're good at reading them?" I asked.

"Oh, you better believe it," said Al. "It amazes me that people have never read their own fire insurance policy! Especially people in a high fire area!"

"True!" I said.

"Are you in high fire zone?" he asked.

"Oh, yes," I said. "I'm out in Butte Creek Canyon. The fire burned to my back property line."

I changed the subject before he could ask me if I had ever read my own fire insurance policy.

Doug Love is Sales Manager at Century 21 in Chico.
Call 530-680-0817 or email dougwlove@gmail.com
License #950289

CENTURY 21
Select Real Estate, Inc.

Homes are Selling in Your Neighborhood
Shop every home for sale at www.C21SelectGroup.com
530.345.6618



STEVE KASPRZYK (KAS-PER-ZIK)
You don't have to spell it
for me to sell it!
27 years representing clients in our area
Century 21 Select Chico California
c21falconer@gmail.com

CENTURY 21 (530) 518-4850
Select Real Estate, Inc. License#01145231



3bed 2 bath home N. Chico
Owned solar
Call today and see
505 Windham Way
\$449,000

PAUL CHAMPLIN | (530) 828-2902
Making Your Dream Home a Reality



FOR SALE
14855 Klamath Court
Magalia
\$269,900
CalDRE #02056059

Olivia Larrabee | (530) 520-3169
Olivia.Larrabee@c21selectgroup.com



Curious about your
home's value in
today's marketplace?
Call me, I can help!

SMILES ALWAYS!
Lic# 01506350
JOYCE TURNER
(530) 570-1944 • joyce_turner@ymail.com

Homes Sold Last Week

Sponsored by Century 21 Select Real Estate, Inc.

ADDRESS	TOWN	PRICE	BR/BA	SQ. FT.
185 Sycamore Valley Rd	Chico	\$745,000.00	3/4	3107
424 Stonebridge Dr	Chico	\$611,000.00	3/3	2155
343 Weymouth Way	Chico	\$605,000.00	3/3	2280
99 Limpach Rd	Chico	\$601,000.00	3/2	1915
367 Brookside Dr	Chico	\$500,000.00	3/2	2034
5 Creek Cir	Chico	\$455,000.00	2/2	1715
91 Elderberry Ct	Chico	\$440,000.00	4/2	1705
2353 Holly Ave	Chico	\$432,000.00	3/2	1790
1272 Virage Ln	Chico	\$415,000.00	3/2	1357
1253 Glenshire Ln	Chico	\$395,000.00	3/2	1400
926 Orange St	Chico	\$390,000.00	3/1	1500

ADDRESS	TOWN	PRICE	BR/BA	SQ. FT.
2 Willowbrook Way	Chico	\$380,500.00	4/2	1424
1536 Gilbert Ln	Chico	\$375,000.00	3/2	1666
21 San Ramon Dr	Chico	\$359,000.00	3/2	1160
946 Eaton Rd	Chico	\$354,000.00	3/2	1167
26 Redding Ct	Chico	\$346,500.00	3/1	1050
2 Harrier Ln	Chico	\$345,000.00	3/2	1287
5 Dorset Ct	Chico	\$345,000.00	4/2	1407
1143 Stewart Ave	Chico	\$340,000.00	3/2	1104
996 Cleveland Ave	Chico	\$339,500.00	5/2	896
11 Capshaw Ct	Chico	\$325,000.00	3/2	1845
63 Oak Dr	Chico	\$285,000.00	2/1	1252