

# Residential For Sale

2,074 Sqft - 6294 West Wagstaff Road, Paradise,  
California, 95969



## Basic Details

|                        |                         |
|------------------------|-------------------------|
| Status:                | Active                  |
| Listing Type:          | For Sale                |
| Property Type:         | Residential             |
| Property SubType:      | Single Family Residence |
| Price:                 | \$775,000               |
| Price Per Square Foot: | \$374                   |
| Square Footage:        | 2,074 Sqft              |
| Lot Area:              | 0.56 Sqft               |
| Year Built:            | 2022                    |
| View:                  | Mountain(s)             |
| Bedrooms:              | 3                       |
| Bathrooms:             | 2                       |
| Bathrooms (Full):      | 2                       |
| Country:               | US                      |
| State:                 | California              |
| County:                | Butte                   |
| City:                  | Paradise                |
| Zipcode:               | 95969                   |
| Listing ID:            | SN25054848              |

## Features

|                       |   |
|-----------------------|---|
| ✓ View:               | City Lights, Panoramic, Hills, Canyon, Trees/woods, Rocks, See Remarks  |
| Association:          | 0   |
| Senior Community:     | 0   |
| ✓ Common Walls:       | No Common Walls   |
| Stories:              | 1   |
| ✓ Community Features: | Hiking, Park, Mountainous, Foothills, Storm Drains  |
| AttachedGarage :      | 1   |
| ✓ Parking:            | 8.00  |
| ✓ Parking:            | Driveway, Direct Garage Access, Garage - Single Door, Garage, Parking Space, Concrete, Private, Controlled Entrance, Detached Carport, Rv Access/parking, Garage Faces Front, Gravel, Driveway Up Slope From Street |
| Spa:                  | 0   |
| ✓ Fireplace:          | Raised hearth, Gas, Living room   |

|   |               |   |
|---|---------------|---|
| ✓ | Lot Features: | Back Yard, Front Yard, 0-1 Unit/acre, Sprinkler System, Landscaped, Sprinklers Drip System, Rectangular Lot, Yard, Lawn, Gentle Sloping, Corners Marked, Sprinklers In Rear, Up Slope From Street, Sprinklers In Front, Sprinklers Timer, Sloped Down |
|---|---------------|---|

|   |        |   |
|---|--------|---|
| ✓ | Fence: | Wood, Chain link, Cross fenced, Redwood, Good condition, See remarks, Privacy, Wire, Security |
|---|--------|---|

|   |           |  |
|---|-----------|--|
| ✓ | Security: | Fire and smoke detection system, Carbon monoxide detector(s), Smoke Detector(s), Fire Sprinkler System |
|---|-----------|--|

|   |        |                                      |
|---|--------|--------------------------------------|
| ✓ | Patio: | Covered, Patio, Patio Open, Concrete |
|---|--------|--------------------------------------|

|   |           |  |
|---|-----------|--|
| ✓ | Electric: | Electricity - On Property, 220 Volts In Laundry, Photovoltaics Seller Owned, Photovoltaics On Grid |
|---|-----------|--|

|   |             |   |
|---|-------------|---|
| ✓ | Inclusions: | Dishwasher, Tv, Washer And Dryer And Refrigerator "as-is" |
|---|-------------|---|

|              |          |
|--------------|----------|
| Entry Level: | <b>1</b> |
|--------------|----------|

|   |          |   |
|---|----------|---|
| ✓ | Laundry: | Electric Dryer Hookup, Individual Room, Inside, Washer Hookup, Gas & Electric Dryer Hookup, Dryer Included, Washer Included |
|---|----------|---|

|   |            |   |
|---|------------|---|
| ✓ | Room Type: | Living Room, Walk-in Closet, Kitchen, Laundry, Walk-in Pantry, Main Floor Bedroom, Den, Entry, Main Floor Primary Bedroom, Primary Suite, Primary Bathroom, Primary Bedroom |
|---|------------|---|

|   |          |                      |
|---|----------|----------------------|
| ✓ | Roofing: | Composition, Shingle |
|---|----------|----------------------|

|   |           |               |
|---|-----------|---------------|
| ✓ | Flooring: | Carpet, Vinyl |
|---|-----------|---------------|

|   |                  |  |
|---|------------------|--|
| ✓ | Window Features: |  |
|---|------------------|--|

|   |                     |  |
|---|---------------------|--|
|   |                     | Double Pane Windows,<br>Low Emissivity Windows,<br>Custom Covering,<br>Shutters  |
| ✓ | Entry Location:     | Ground Floor   |
| ✓ | Property Condition: | Turnkey  |
| ✓ | Foundation Details: | Slab   |
| ✓ | Exterior Features:  | Lighting, Rain Gutters   |
| ✓ | Interior Features:  | High Ceilings, Open<br>Floorplan, Pantry,<br>Recessed Lighting,<br>Ceiling Fan(s), Storage,<br>Unfurnished, Quartz<br>Counters |

Main Level **2**  
Bathrooms:

|                              |  |
|------------------------------|--|
| Main Level<br>Bedrooms:      | <b>3</b>   |
| ✓ Heating System:            | Central, natural gas,<br>Fireplace(s)  |
| ✓ Cooling System:            | See remarks, Central Air   |
| ✓ Utilities:                 | Water Connected,<br>Electricity Connected,<br>Natural Gas Connected,<br>Underground Utilities,<br>Cable Connected  |
| ✓ Water Source:              | Public   |
| ✓ Sewer:                     | Conventional Septic  |
| ✓ Appliances:                | Dishwasher, Disposal,<br>Gas Range, Gas Water<br>Heater, Microwave,<br>Refrigerator, Tankless<br>Water Heater, Gas Oven,<br>Self Cleaning Oven,<br>Convection Oven, Range<br>Hood, Vented Exhaust<br>Fan |
| ✓ Accessibility<br>Features: | Doors - Swing In, 2+<br>Access Exits, No Interior<br>Steps, Entry Slope Less<br>Than 1 Foot  |

## MLS [Addon](#)

Parcel Number: **051071028000**

Lot Size Square Feet: **24,393.60**

TaxAnnualAmount: **\$0**

✓ RoomKitchenFeatures: [Kitchen Island, Quartz Counters, Kitchen Open To Family Room, Walk-in Pantry](#)

✓ RoomBathroomFeatures: [Shower, Bathtub, Closet In Bathroom, Separate Tub And Shower, Walk-in Shower, Exhaust Fan\(s\), Linen Closet/storage, Shower In Tub, Privacy Toilet Door, Main Floor Full Bath, Double Sinks In Primary Bath](#)

Garage Spaces: **2**

High School: **Arlington**

High School 2: **Arling**

Middle Or Junior School: **Miller**

High School District: **Paradise Unified**

Levels: **One**

✓ EatingArea: [In Kitchen, Breakfast Nook](#)

Taxes: **\$0**

✓ OtherStructures: [Shed\(s\), Storage, Outbuilding](#)

Guest House SqFt: **0**

Approx Lot SqFt: **0**

✓ Special Listing Conditions: [Standard](#)

Agent [Info](#)



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