

# Residential For Sale

1,930 Sqft - 14398 MadonnaCourt, Magalia,  
California, 95954



**Paradise Pines**  
Property Owners Association  
14211 Wyckoff Way, Magalia, California, 95954  
530-873-1114 FAX 530-873-2466  
www.paradise-pines.com

INVOICE  
INVOICE #012025  
DATE: 7/1/2025

Dear Paradise Pines Owner:

Your 2025-2026 Annual Assessments are due on July 1, 2025. As a reminder and to avoid a late charge, it's important that you submit payment with the Remittance invoice no later than July 15, 2025. Please indicate your lot number or lot address on your check and on the remittance invoice below.

This invoice does not reflect prepaid balances or past due assessments, or fees that you may owe.

BILL DATE	DESCRIPTION	LEFT PRICE	TOTAL
07/01/2025	2025/2026 Single Lot Annual Assessment	310.00	310.00
	TOTAL DUE		310.00

PLEASE MAKE CHECKS PAYABLE TO "PPPOA" OR "PARADISE PINES POA"

If you own more than one lot, we would prefer separate checks for each lot to ensure the assessment is properly applied to each one. However, if you are unable to send separate checks, make sure each lot is identified on your check.

If you have any questions concerning this invoice, please contact the office at 530-873-1114 or email [frontdesk@paradise-pines.com](mailto:frontdesk@paradise-pines.com).

**REMITTANCE INVOICE**  
IF MAILING PAYMENT, DETACH AND RETURN WITH PAYMENT

Name	
POA Lot Number (if known)	
Lot Address	
Amount Enclosed	
Current Mailing Address (if different than Lot Address)	
Current Email Address	

THANK YOU!

## Basic Details

Status:	Active
Listing Type:	For Sale
Property Type:	Residential
Property SubType:	Single Family Residence
Price:	\$249,000
Price Per Square Foot:	\$129
Square Footage:	1,930 Sqft
Lot Area:	0.28 Sqft
Year Built:	1983
View:	Mountain(s)
Bedrooms:	3
Bathrooms:	3
Bathrooms (Full):	2
Bathrooms (1/2):	1
Country:	US

## Features

Association:	1
Senior Community:	0
✓ Common Walls:	No Common Walls
Stories:	2
✓ Community Features:	Hiking
✓ Amenities:	Pool, Spa/hot Tub, Sport Court, Hiking Trails
AttachedGarage :	1
✓ Parking:	2.00
✓ Parking:	Driveway, Direct Garage Access, Street
Spa:	0
✓ Fireplace:	Living room, Wood Burning
✓ Lot Features:	Back Yard, Front Yard, Cul-de-sac, 0-1 Unit/acre, Sloped Down

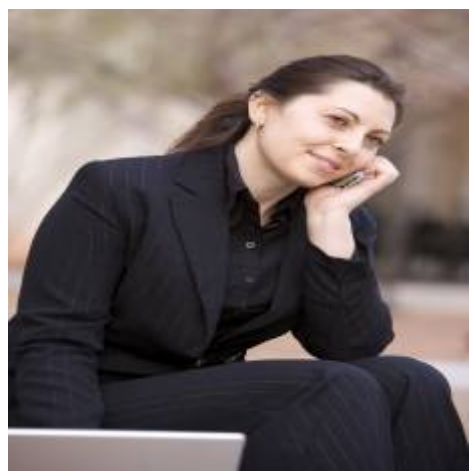
State:	California	✓ Fence:	Chain link
County:	Butte	✓ Patio:	Front Porch, Rear Porch
City:	Magalia	✓ Electric:	220 Volts In Laundry
Zipcode:	95954	Entry Level:	2
Listing ID:	OR25142552	✓ Laundry:	Electric Dryer Hookup, Washer Hookup
		✓ Room Type:	Living Room, Kitchen, Laundry
		✓ Roofing:	Asphalt
		✓ Entry Location:	Front Door
		✓ Property Condition:	Turnkey
		✓ Foundation Details:	Raised
		Main Level Bathrooms:	2
		Main Level Bedrooms:	3
		✓ Heating System:	Central
		✓ Cooling System:	Central Air
		✓ Utilities:	Electricity Available, Water Available
		✓ Water Source:	Public
		✓ Sewer:	Septic Type Unknown
		✓ Appliances:	Dishwasher, Electric Oven, Electric Cooktop, Electric Range, Electric Water Heater

MLS Addon

Association Fee Frequency:	Annually
Zoning:	R-1
Parcel Number:	064120010000
Lot Size Square Feet:	12,197

TaxAnnualAmount:	\$0
Association Fee:	\$310
<div>✓</div> RoomKitchenFeatures:	Granite Counters
<div>✓</div> RoomBathroomFeatures:	Shower, Shower In Tub
Garage Spaces:	2
High School:	Arlington
High School 2:	Arling
Middle Or Junior School:	Miller
High School District:	Paradise Unified
Levels:	Two
<div>✓</div> EatingArea:	Dining Room, Breakfast Counter / Bar
Taxes:	\$0
Guest House SqFt:	0
Approx Lot SqFt:	0
<div>✓</div> Special Listing Conditions:	Standard

### Agent [Info](#)



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