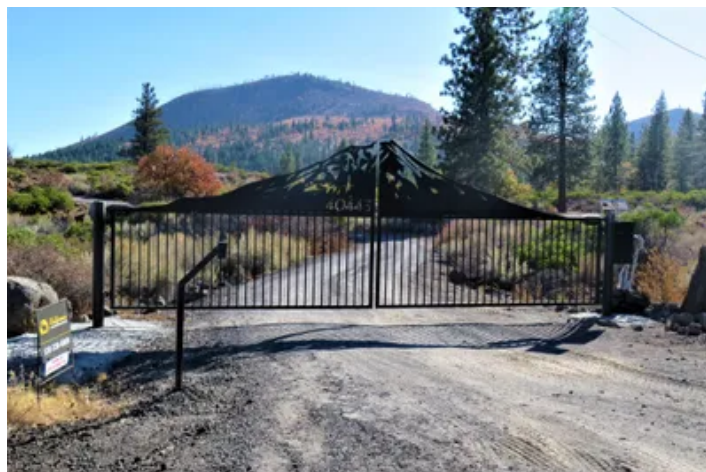


Stargazer
40443 Volcano Lane
Hat Creek, CA 96040

\$445,000
10± Acres
Shasta County



Stargazer
Hat Creek, CA / Shasta County

SUMMARY

Address

40443 Volcano Lane

City, State Zip

Hat Creek, CA 96040

County

Shasta County

Type

Residential Property

Latitude / Longitude

40.857628 / -121.535836

Dwelling Square Feet

1471

Bedrooms / Bathrooms

3 / 2

Acreage

10

Price

\$445,000

Property Website

<https://www.landleader.com/property/stargazer-shasta-california/50479>



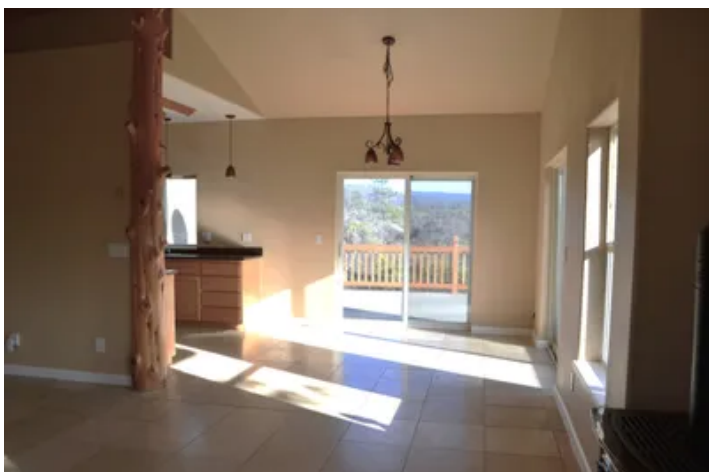
PROPERTY DESCRIPTION

Unobstructed mountain and sky views, end of road tranquility awaits you with this beautiful custom home on 10+ acres. Many extra features were built into this 1471 sf home, offering 3 bedrooms and 2 baths. Open floor plan has vaulted ceilings, gas-lite stove in nook, travertine tile heated floors throughout and unique log post in main living area. Slider to new back deck with wonderful views of mountains and surrounding landscape. A perfect place for star gazing on a clear night. Owners' suite offers two closets, one which is a walk in, jetted tub, dual sinks, separate shower and private deck. Attached 2 car finished garage has storage above. Detached 2 car garage/shop could be turned into a guest suite with bath and laundry. Now used as a studio featuring red oak wood floors on second floor and slider to open deck. Increasing the living space by another 1200 sf. Bringing the total living area to approximately 2600+ sf. The finished garage has concrete floors, 220 power, air compressor plumbed air lines throughout. Built in work bench and cabinets. All garage doors have electric openers. Solar water heater with constant pressure 3 HP electronic drive pump in well. The property borders Lassen National Forest on one side. Within a few miles of several rivers, lakes and streams with thousands of acres of public land at your fingertips.

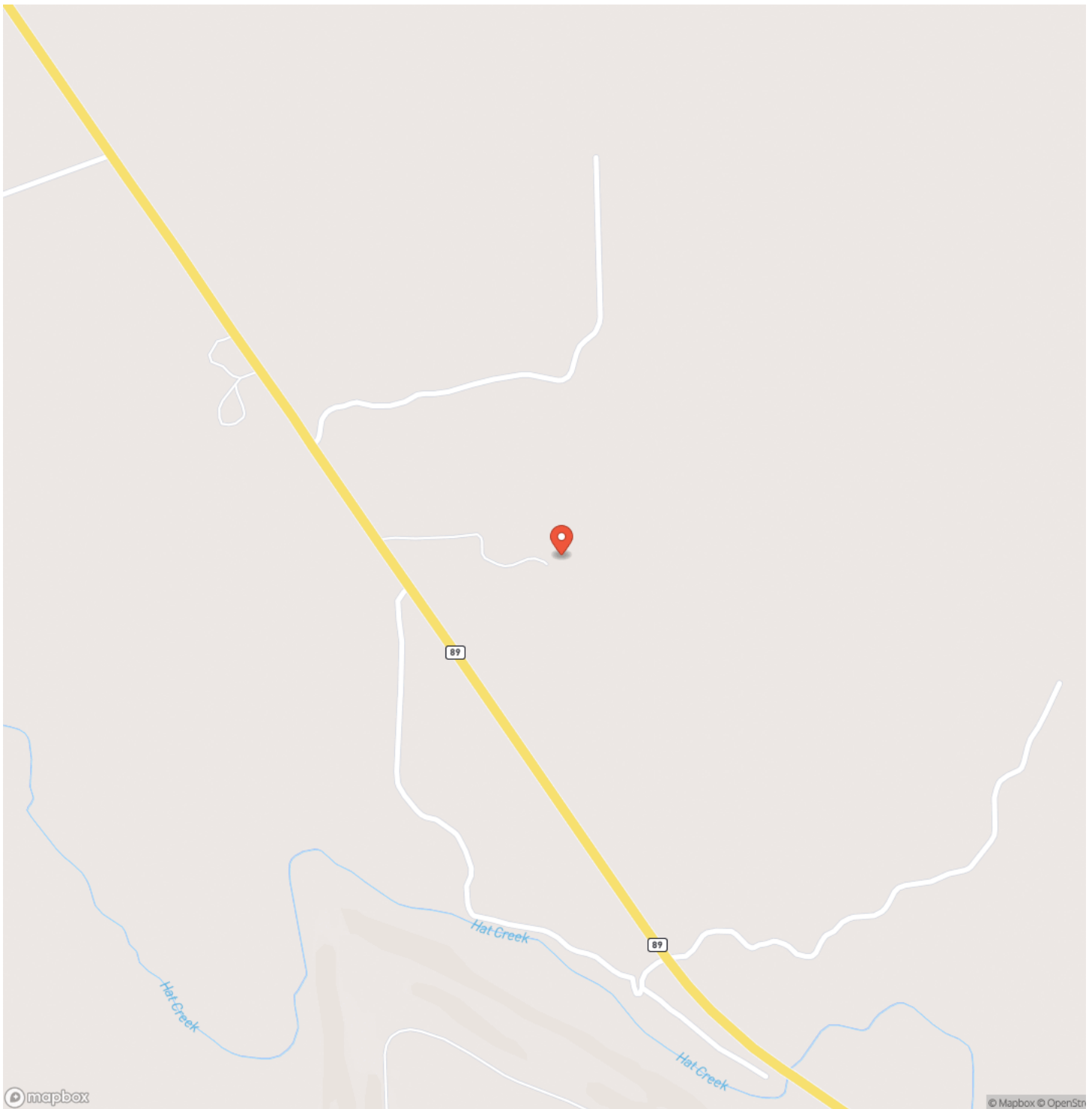
Property Highlights:

- The home is built amongst a beautiful lava flow.
- Beautiful views of mountains and unobstructed sky view, perfect for star gazing.
- Open floor plan, two sliders off dining area to large back deck.
- Vaulted ceilings give a feeling of more space.
- Radiant floors keep the home warm and comfortable.
- Detached two story two car garage has a living space to the side and upstairs.
- Plumbed with propane for cook range (not included) and heater in upstairs sleeping alcove.
- Work bench in garage.

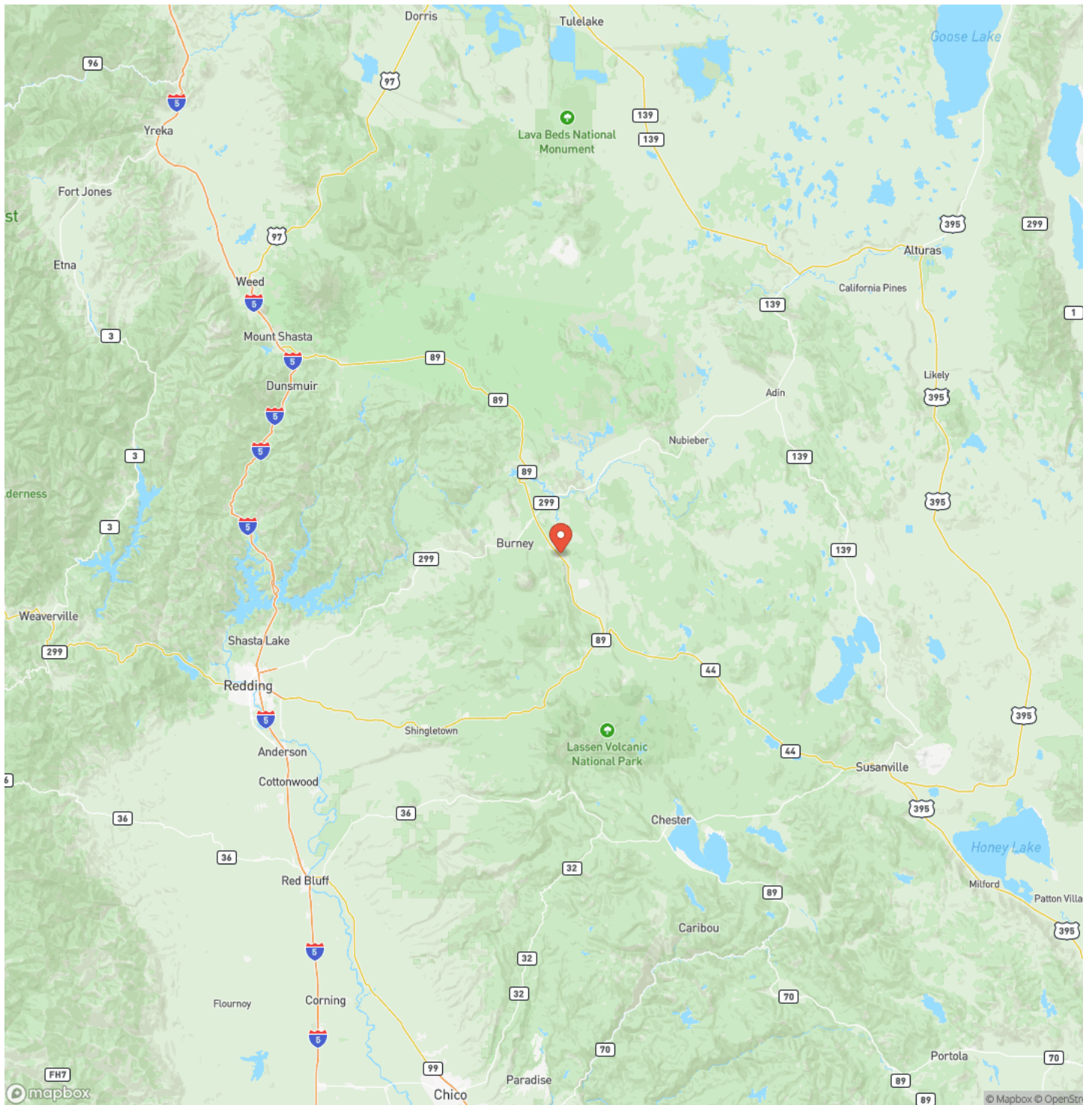
Stargazer
Hat Creek, CA / Shasta County



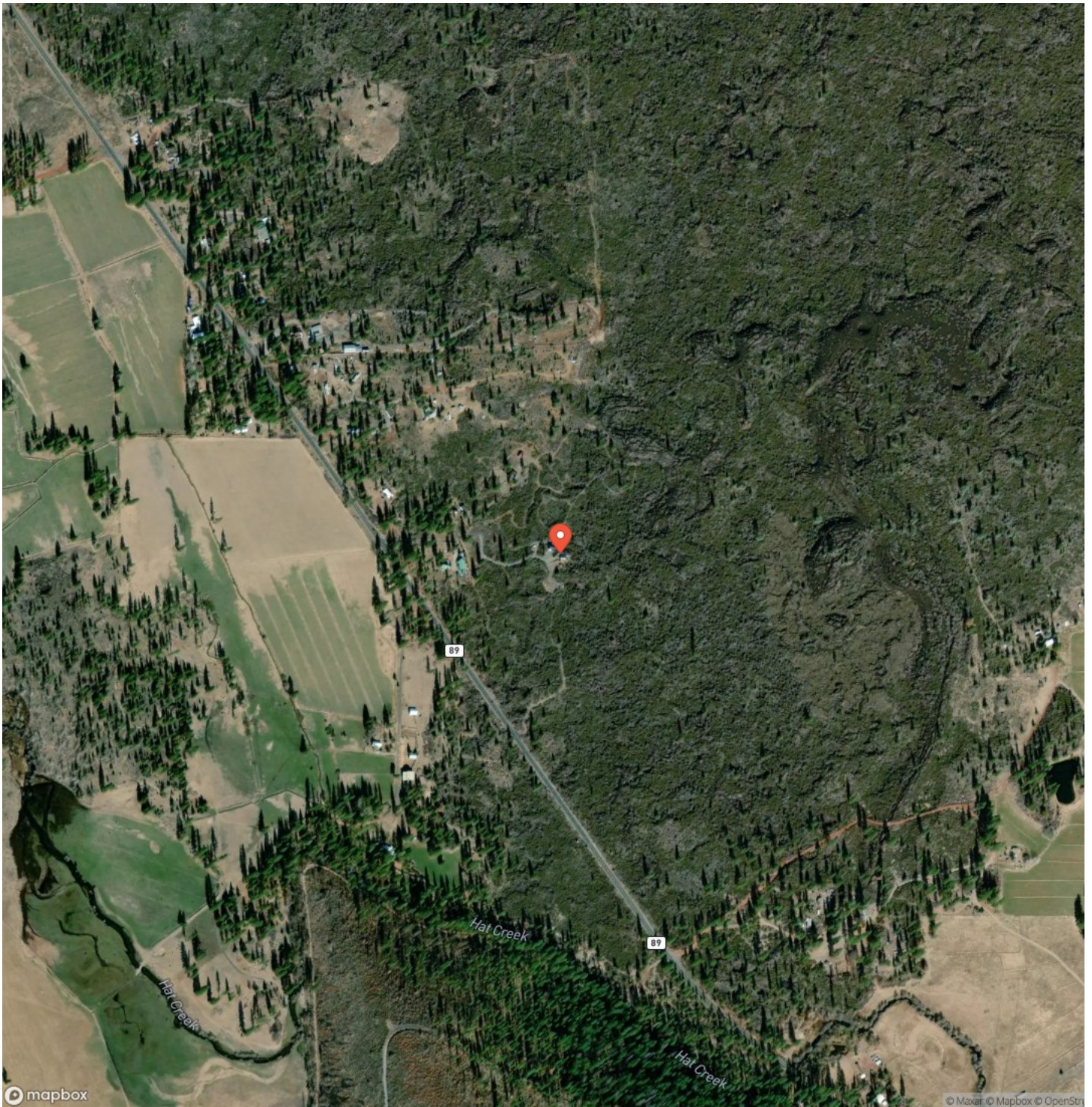
Locator Map



Locator Map



Satellite Map



Stargazer
Hat Creek, CA / Shasta County

LISTING REPRESENTATIVE

For more information contact:



Representative

Donna Utterback

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(530) 336-6869

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fallriverproperties@frontiernet.net

Address

43603 HWY 299

City / State / Zip

Fall River Mills, CA 96028

NOTES

[illegible]

This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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