

French Country Excellence
16755 Jellys Ferry Rd
Red Bluff, CA 96080

\$1,295,000
23.490± Acres
Tehama County



French Country Excellence
Red Bluff, CA / Tehama County

SUMMARY

Address

16755 Jellys Ferry Rd

City, State Zip

Red Bluff, CA 96080

County

Tehama County

Type

Ranches, Single Family, Horse Property

Latitude / Longitude

40.280664 / -122.223084

Dwelling Square Feet

4892

Bedrooms / Bathrooms

4 / 3.5

Acreage

23.490

Price

\$1,295,000

Property Website

<https://www.landleader.com/property/french-country-excellence-tehama-california/65080>



PROPERTY DESCRIPTION

A rare find in the Northern Sacramento Valley, this property is a graceful tribute to European style and craftsmanship. Set on 23.49 acres, the 4,892 sq. ft. 4-bedroom, 3.5-bathroom two-story French Country main house exudes quality and taste.

Custom exterior stonework, light and bright finishes, custom cabinets and trims, generous granite surfaces in the kitchen and baths, and exotic woods all provide a sophisticated yet comfortable atmosphere. A detached approximately 1,100 sq. ft. 1-bedroom, 1.5 bathroom two-story stone carriage house-style ADU with a slate roof becomes a romantic and charismatic getaway for family or guests.

Additionally, a heated pool, fenced yard, owned 12.3 kw solar, large workshop with power and water, and gated entry complement the picturesque estate and add to its appeal. This property is conveniently located approximately 10 minutes to Red Bluff, 25 minutes to Redding, and 10 minutes to 17,000

acres of BLM land for running, hiking, biking, swimming, kayaking, hunting, horseback riding, and boating.

Property Highlights:

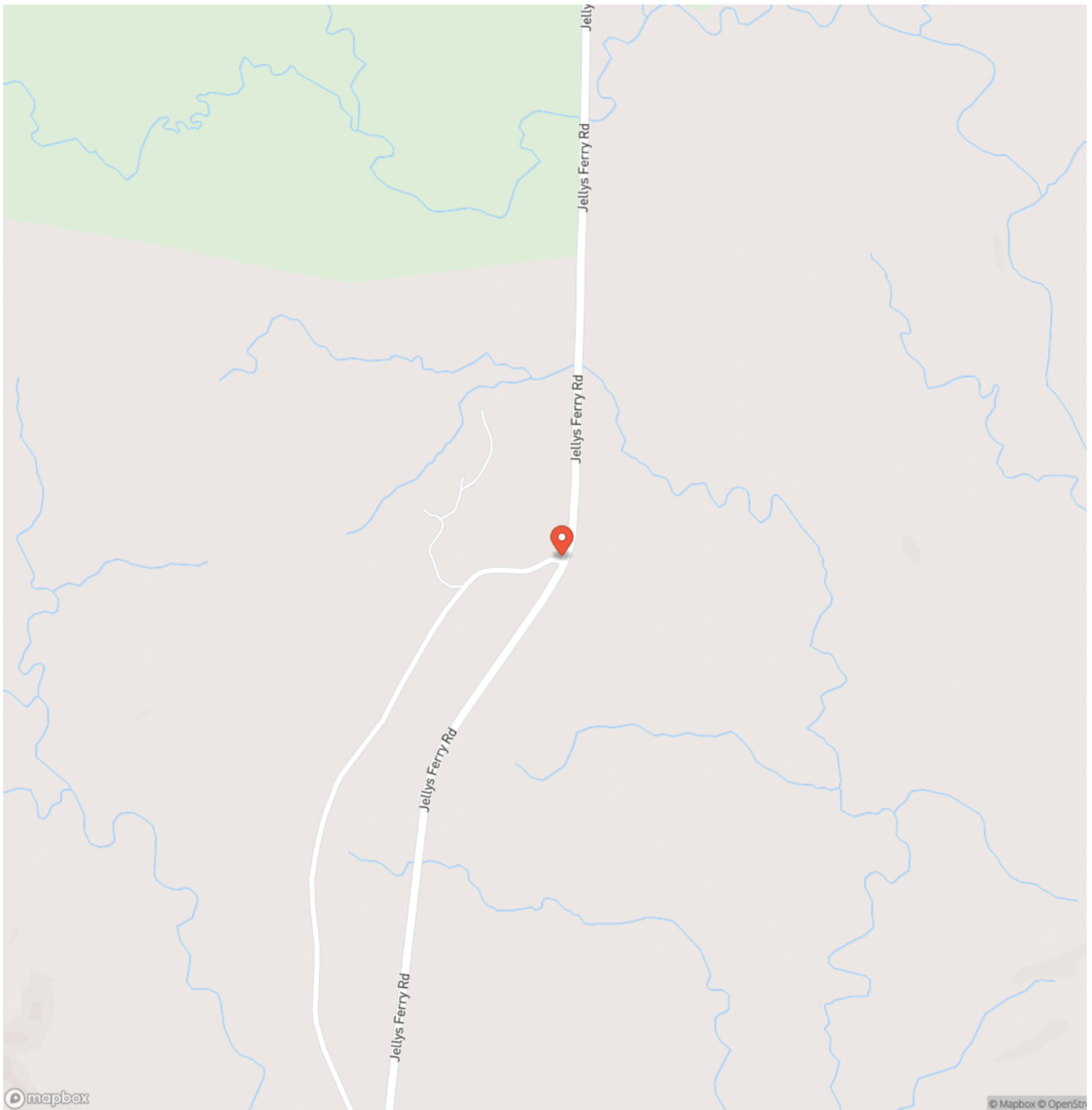
- 4 bedroom, 3.5 bathroom, 4,892 sq ft European style main home
 - French Country architecture
 - Custom exterior stonework
 - Light and bright finishes
 - Custom cabinetry and trim work
 - Generous granite surfaces in the kitchen and bathrooms
 - Exotic woods
 - Heated pool
 - Fully fenced yard
 - Owned 12.3 kw solar array
 - Gated entry
 - Large workshop with power and water
- Detached carriage house-style ADU (Accessory Dwelling Unit)
 - Approximately 1,100 sq ft
 - 1 bedroom, 1.5 bathroom, 2-story
 - The stone exterior matches the aesthetic of the main home
 - Slate roof
 - Exudes romance and charisma
- Located approximately:
 - 10 minutes to Red Bluff
 - 25 minutes to Redding
 - 1 hour to Chico
 - 10 minutes to 17,000 acres of BLM land for running, hiking, biking, kayaking, hunting, horseback riding and boating



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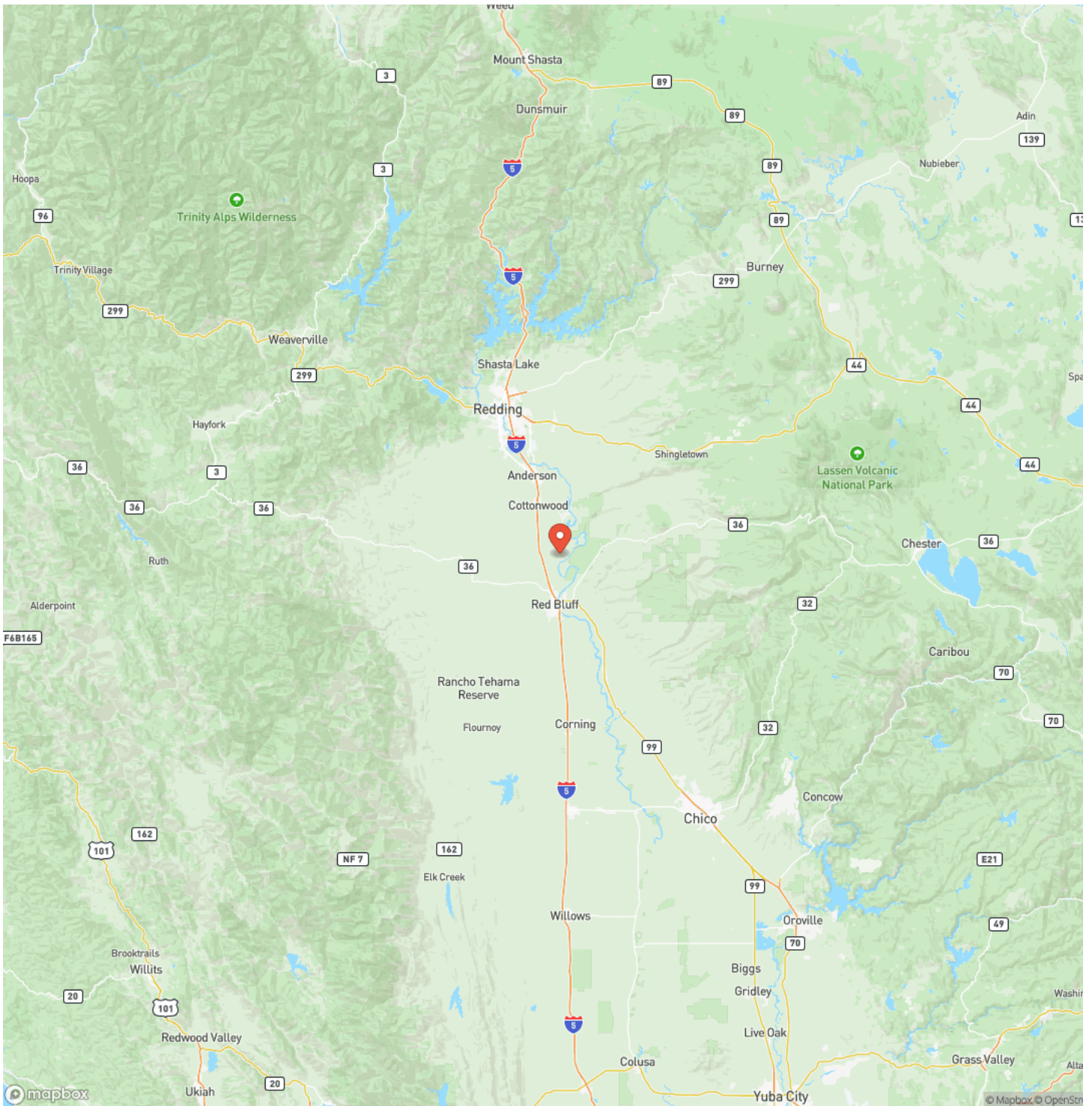


Locator Map



MORE INFO ONLINE:
californiaoutdoorproperties.com

Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



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Address

707 Merchant Street

City / State / Zip

Vacaville, CA 95688

NOTES

[illegible]

This image shows a single sheet of white paper with horizontal 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.



DISCLAIMERS

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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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