

Rolling Oaks Outlook
21680 Rolling Oaks Dr
Red Bluff, CA 96080

\$1,250,000
38± Acres
Tehama County



Rolling Oaks Outlook
Red Bluff, CA / Tehama County

SUMMARY

Address

21680 Rolling Oaks Dr

City, State Zip

Red Bluff, CA 96080

County

Tehama County

Type

Residential Property

Latitude / Longitude

40.244 / -122.228

Dwelling Square Feet

4514

Bedrooms / Bathrooms

5 / 3.5

Acreage

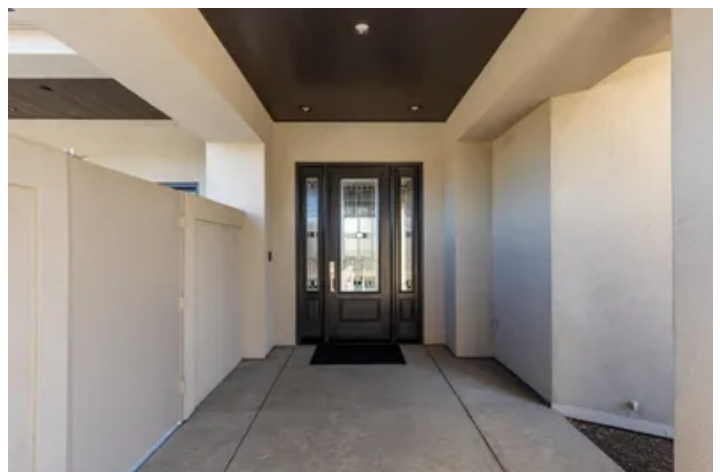
38

Price

\$1,250,000

Property Website

<https://www.landleader.com/property/rolling-oaks-outlook-tehama-california/35061>



PROPERTY DESCRIPTION

With panoramic views of Mt. Shasta and Lassen Peak, and with the meandering Sacramento River flowing peacefully in the valley directly below, this 5 bedroom (3 ensuite), 3.5 bath, 4,514 sq.ft. home with a 3-car attached garage is a quiet sanctuary. A world away from the stresses of city life, it is just 10 minutes to downtown Red Bluff. Perched on the brow of a promontory on 38+ acres, with walls of

glass and 12-foot ceilings, the 2016 home is bright, airy, and peaceful. Indoor and outdoor fireplaces, granite counters in kitchen and baths, premium kitchen appliances, covered patios front and back, spacious swimming pool, outdoor shower and cantilevered observation deck overlooking the valley are just some of the special amenities. The comprehensive home infrastructure includes 400-amp electrical service, a high-efficiency dual-fuel HVAC system, a back-up propane generator, 500-gallon propane tank, and interior and

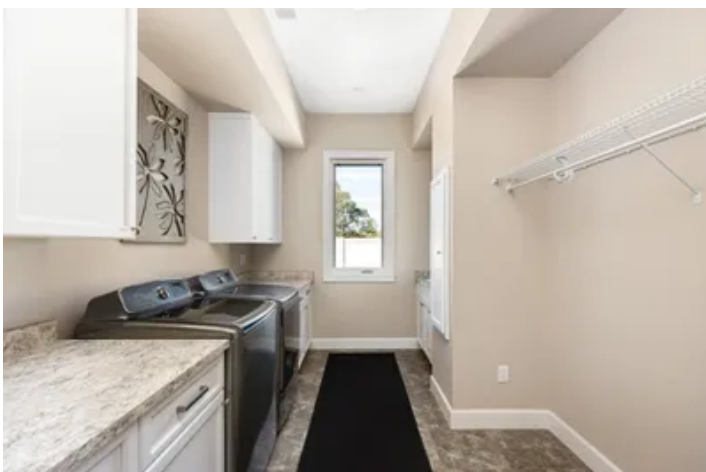
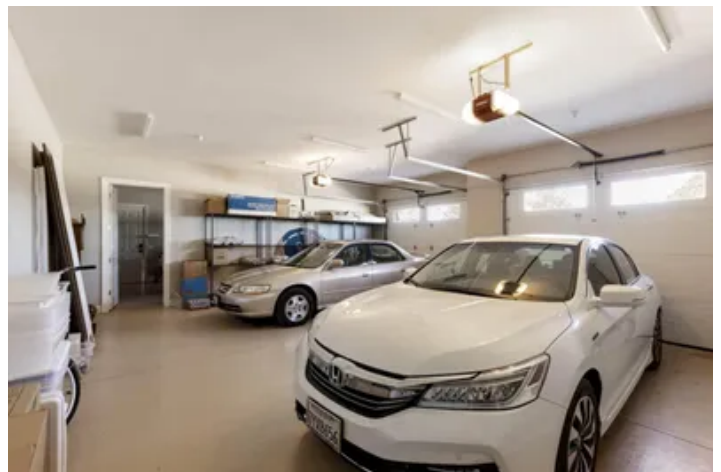
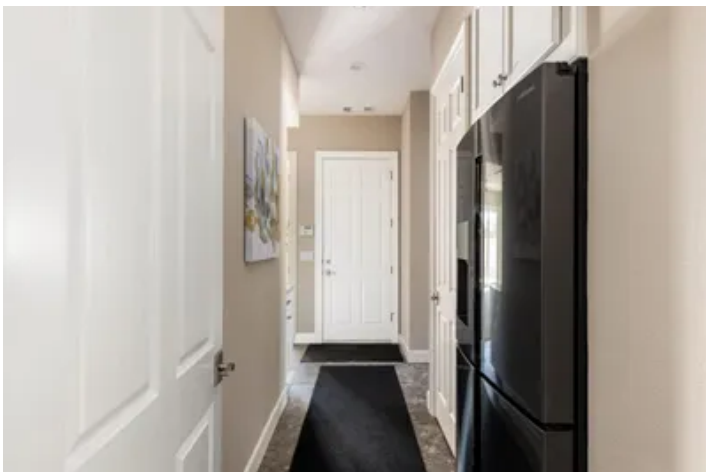
exterior fire sprinklers, among other thoughtful upscale features. Located in a security-gated rural subdivision with only 6 other homes, the property zoning allows the potential for two more home sites. Next to the paved driveway are power, water, and septic hook-ups for an RV. Located within a few miles of a public boat launch and a 17,000-acre state recreation area, hiking, biking, horseback riding, hunting, and fishing are all just minutes away.

Property Highlights:

- 5 Bedroom, 3.5 bath, 3 car garage, 4,514 sq.ft home built in 2016, located in Red Bluff
- Views of Mt. Shasta, Mt. Lassen, Sacramento River and the valley farmland below
- Only 10 minutes from town on a security-gated street, but feels worlds away from the hustle and bustle
- 38+ acres
- Contemporary and airy architecture with walls of glass, 12-foot ceilings, premium kitchen appliances, indoor and outdoor fireplaces and granite throughout
- The outdoors feature patios in the front and the back of the house, a large swimming pool, outdoor shower, observation deck and immense views of the Sacramento River and the valley below
- 400-amp electrical service
- High-efficiency dual-fuel HVAC system
- Back-up propane generator
- 500-gallon propane tank
- Interior/exterior fire sprinklers
- RV hookups: power, water and septic
- Located near a boat launch and a 17,000-acre state recreation area that allows for hiking, biking, horseback riding, hunting, and fishing



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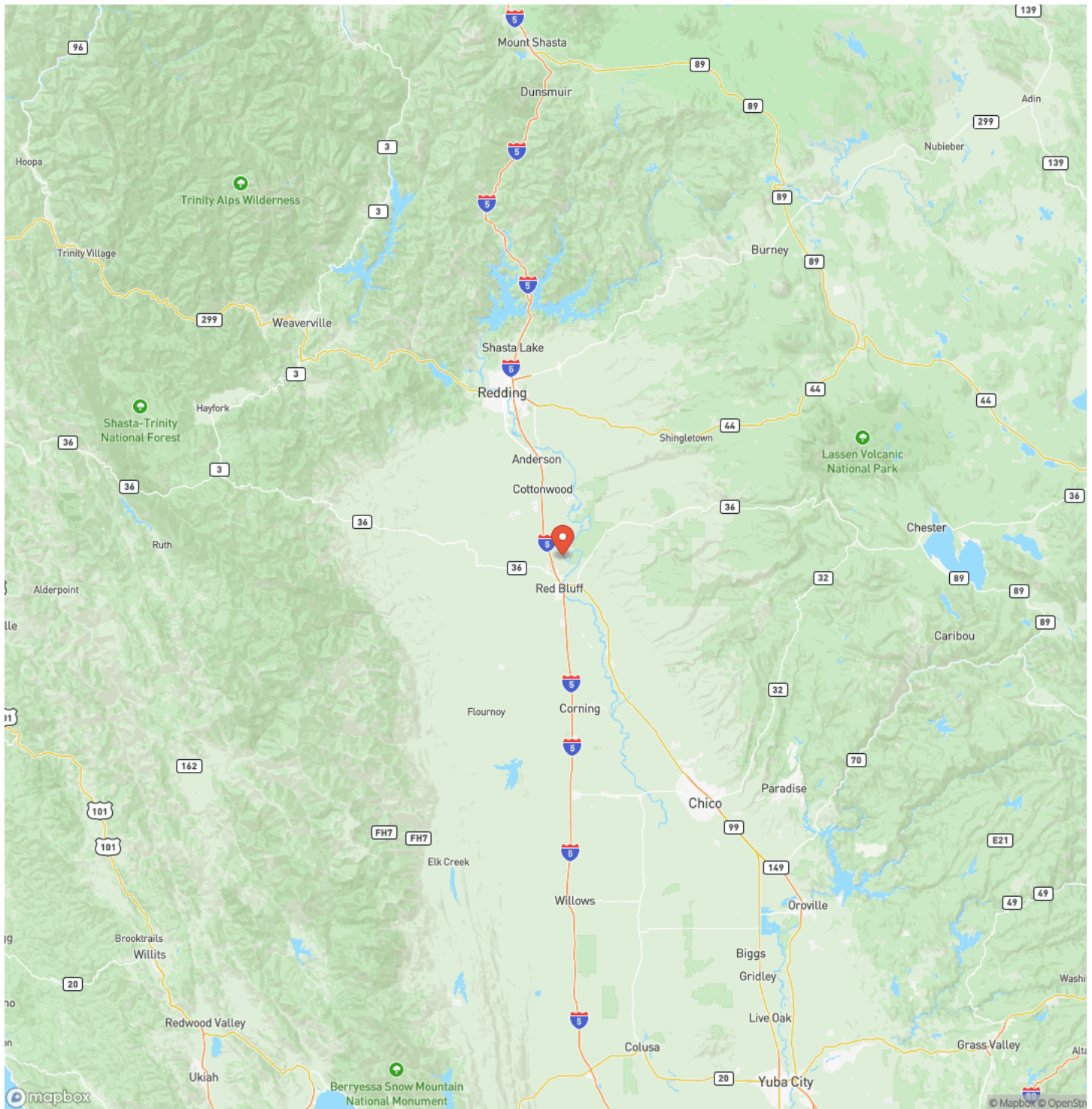
Locator Map



MORE INFO ONLINE:



Locator Map



Satellite Map





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707 Merchant Street

Vacaville, CA 95688

NOTES



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

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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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