

	Presented By: Marlene Bertrand LIC: 01056418 📞 Primary: 800-264-6439 📞 Secondary: 925-708-6027 ✉️ Marlene@BertrandRealty.com 🌐 http://www.BertrandRealty.com	Bertrand Realty LIC: 01056418 📍 14407 Pine Crest Drive Dobbins CA 95935 📞 800-264-6439 🌐 http://www.BertrandRealty.com
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13959 Neptune Ln, Browns Valley, CA 95918-9782

LP: \$525,000	Status: N Active 02/24/25	Beds: 3	Area: 12505	DOM/CDOM: 1/1
Price/SqFt: \$301.03	SqFt: 1,744 / Assessor Auto-Fill	Baths: 2 (2 0)	Year Built: 1984	Lot Acres: 7.0700



Pending Date:	Days in Escrow:
Close Date:	Close Price:
CP % LP:	Close Price / SqFt:

Special Listing Conditions...
None

Listing Service: Full Service

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Zoning: A/RR	County: Yuba	Property Subtype: Single Family Residence
Census Tract: 411.01	APN: 044-120-044-000	Bonds/Asmts/Taxes: Transfer Tax County
2nd Unit Apprx SqFt:	Subdivision:	Association: No Assn Mandatory:
Main Level: Bedroom(s), Living Room, Dining Room,	Builder Name:	Assn Fee: Frequency:
Foundation: Raised	Builder Model:	Assn Name:
Garage Spaces: 3 Carport Spaces:	EL: Marysville Joint	Assn Phone:
Open Parking Spaces:	JR: Marysville Joint	Assn Fee Incl:
Parking Features: RV Access, Converted Garag	SR: Marysville Joint	

Public Remarks: Discover your ideal home in beautiful Browns Valley! This property offers three bedrooms, two baths, and a 3-car garage with RV parking. All set on a spacious lot zoned for residential and agricultural use. Embrace rural living while enjoying modern comforts, including a well-appointed kitchen and fireplace in a cozy living area. With endless possibilities for gardening, livestock, and outdoor hobbies, this is a great place to call home.

** May Be Truncated*

Cross Street: Marysville Rd **Directions:** From Marysville Road, turn onto Neptune Rd. (You will see Ace Hardware). The listing is on the Right