

Owners Information for Potential Buyers:

- **Garage Door:**
 - Press the button once to open it
 - Press and hold the button until the door hits the ground to close it. The sensors need to be replaced so you have to hold it down to bypass the sensors.
- The store across highway 32 is perfect for last minute items you forgot at the grocery store down in Chico or for a quick snack or drink. They also do take and bake pizza's to order and deli sandwiches!
- The neighbors here are incredible and will treat you like family. We absolutely adore them and wish we could stay forever, but we have to relocate about 4 hours away.
- The property is full of surprise plants and trees that will blossom throughout the year.
 - Dogwood tree in the front that blossoms beautiful flowers once a year.
 - Fig tree in the front that produces amazing fruit once a year.
 - 2 rose bushes on the side of the house that blossom twice per year.
 - Nectarine tree in the backyard that blossoms once per year.
 - 3 nutrient rich garden rows in the backyard that will support a bountiful summer and winter garden.
- Selling is not contingent on us finding another property.
- Home insurance up here is not as INSANE as everyone makes it out to be. It is more expensive than it was in the past, but not out of this world for a property like ours.
- The neighborhood is VERY dog and kid friendly. Our little dog has friends across the street and at the 2 houses on the right. They are all friendly, off-leash, and will come say hi if they spot you outside.
- For water, we are on a community well/mutual water company with incredible water (feel free to grab a glass out of the cabinet and take a sip from the fridge or sink). What this means is we have 1 well that has 15 connections. In California if one well shares 15 or more connections it has to become a company and be ran and governed by a board. If you own a home on this block you are a shareholder in that water company. You would pay a flat rate part of your monthly bill that goes to the company's finances to pay for any future expenses that may occur and then a tiered approach for the other part of the bill based on how much water you used for the month. The way you pay your bill is MUCH like if you lived on city water, but the quality is so much better! You don't ever have to worry about if there is a break, it won't cost you anything out of pocket. That is why the company and monthly bill exists.