



(530) 343-0785  
1675 Manzanita Ave #4 | Chico, CA 95926  
[www.pleasantvalleymobilestates.com](http://www.pleasantvalleymobilestates.com)



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Redwood Circle

Redwood Circle

Redwood Circle

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Cedar Circle

Car Wash

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Cedar Circle

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CLUBHOUSE



SWIMMING POOL



PERGOLA & FIRE PIT



RV STORAGE



PARKING







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## DISCOVER HOW WONDERFUL LIFE CAN BE

Enjoy an idyllic California lifestyle at Pleasant Valley. Our property rests on 15 plush acres with 119 homesites in Chico, California. Take the stress off your golden years by living in an intimate community that's relaxing, affordable and private.

- "Hangout area" with a pergola and fire pit
- On-site office
- Swimming pool
- Clubhouse with kitchen
- Card game tables
- On-site library
- Pet-friendly residency
- RV storage area
- Well-maintained sites
- Nicely paved streets

## SLICE OF PARADISE IN NORTHERN CALIFORNIA

You simply need to stroll around town to understand how Chico got the nickname "The City of Trees." You'll find a beautiful array of parks, tree-lined streets, friendly cafes, and a whole lot of charm. Chico rests along the Butte Creek Canyon which holds an ancient Indian burial ground, hiking trails, swimming spots, and more!

Looking for some artistic enjoyment? Be sure to check out Chico's annual October Artoberfest! The entire month brings local Chico artists to the forefront with 150 exhibits, multiple art fairs, and live concerts.

Did someone say beer? We say Sierra Nevada Beer! Founded by Chico local homebrewers in 1979, Sierra Nevada Brewing has become the seventh-largest brewing company in the U.S. The brewery has been awarded for its practices in sustainability and offers numerous free tours.

