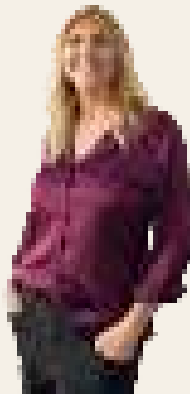




Welcome to Paradise, California!

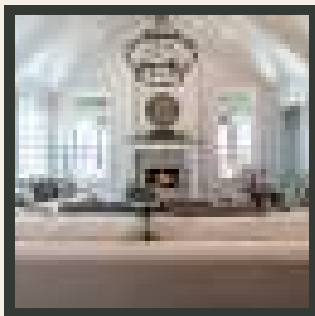


- Relocation guide -
Compliments of:

Sandie Patton

Realtor® DRE 02193138

530.774.4340



Custom Homes



Natural Beauty



Community

YOUR LOCAL GUIDE TO HOMES, NEIGHBORHOODS & LIFE ON THE RIDGE

A NOTE FROM SANDIE

Welcome to Paradise!

A little local perspective before you make your move.

Thinking about making Paradise, California your new home? I'm so glad you're here! Whether you're relocating from other parts of California or out of state, there's a lot to discover about life on the Ridge.

Our community has experienced tremendous change since the 2018 Camp Fire. Approximately 80% of residents are people just like you who decided to relocate here! The other 20% are those of us that decided to rebuild and stay because Paradise is our home. My husband and I rebuilt and thoroughly enjoy all that Paradise has to offer. I'm happy to share the local insights with you!

I created this guide to help you explore the lifestyle, the housing options, and explain some of the practical details worth considering. And if questions come up, I'm always happy to help. I'm here for you.

Welcome to Paradise!

Sandie



Sandie Patton

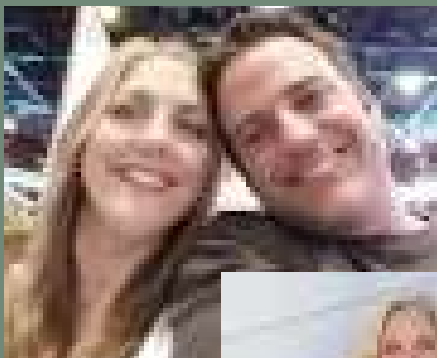
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More info on Social Media!



Read full reviews on Google
Sandie Patton - Realtor



Corey & I

Our Pups:
Bigsley &
Macy



hello!

Hi, I'm Sandie!

Butte County has been home to me since 1983. My family moved here when my dad retired after 21 years in the U.S. Air Force. He started a second career as an Allstate insurance agent in Paradise and retired again in the early 2000's. We are deeply rooted in Paradise!

I have extensive knowledge of the many town requirements, neighborhoods, housing options, and places to go, things to do in the area!

I enjoy helping people in our unique community "find home".

As a member of the Sierra North Valley Realtor Association, (SNVR) I attend broker tour regularly. This is a weekly event where local Realtors spend the morning touring new homes that just hit the market. We are constantly learning current market trends and available inventory of Butte, Glenn, and our surrounding counties.

Networking with other local agents allows my offers to be received warmly, and negotiations become easier when working with agents that I know on the other side of the transaction.

There are a lot of steps in the home buying process and I will communicate with you regularly as we go. I am here for you every step of the way!

On a personal note:

My husband, Corey has worked for Raley's for over 25 years. We rebuilt our home in Paradise after losing everything in the Camp fire. We have rebuilt a modern farmhouse lifestyle with dogs, cats, and chickens! We enjoy gardening, visiting farmers markets, going for a nice drive on a sunny day, and we support local efforts to rebuild Paradise.

THE LIFESTYLE

Why Paradise?

Small-town character, foothill scenery, and room for a new chapter.

A different pace

Enjoy the peaceful charm of Paradise, California, where rural foothill living meets natural beauty. Surrounded by scenic landscapes and outdoor recreation, Paradise offers a quieter lifestyle while remaining conveniently located near surrounding Butte County communities. Chico, a popular destination for shopping, dining, employment, and entertainment, is just a short drive away.

Homes with variety

Consider established properties vs new construction, and different lot sizes.
Established = surviving older homes = tend to have mature landscaping
New construction = NEW homes = tend to need landscaping. "A clean slate!"
Lot sizes = average yard size is $\frac{3}{4}$ acre. Many options in town for yard size!

A community still evolving

Rebuilding continues to shape neighborhoods, businesses, and local amenities. New infrastructure such as underground utilities, fiber internet, freshly paved roads in town!

BUDGETING

What does it cost to live here?

A realistic budget includes more than the purchase price.

Home price and financing

Compare current listings, down payment options, taxes, and monthly mortgage estimates.

Paradise (NEW) home prices are below the national and state average.

Insurance and utilities

Get property-specific insurance quotes early; confirm utility connections and ongoing costs. Utilities can include natural gas or propane, solar, water, trash, etc.

Maintenance and location

Think about landscaping, maintaining defensible space, and commute costs.

FINDING YOUR FIT

Exploring Paradise neighborhoods

The right neighborhood depends on your daily routine and priorities.



Questions worth asking

Do you prefer a larger lot or less maintenance?
Proximity to schools or shopping? A particular commute to work?

Tour with local context

Visit different parts of town at different times of day, and evaluate each property individually.



Families, schools & community

Get a feel for the services and connections that matter to you.

Schools and programs

Explore school options.

Paradise Unified School District includes 11 public schools.

There are also charter schools and private schools in town.

Chico schools are also an option.

Community connections

Look into local events, volunteer groups, recreation, and ways to meet neighbors. Paradise offers many community groups depending on hobbies!

Healthcare and services

Paradise has an urgent care clinic as well as multiple primary care and specialty doctors offices and labs to choose from.

AROUND TOWN

Shopping, dining & conveniences

What will your typical Tuesday look like?



Paradise has multiple grocery options, coffee spots, some restaurants, (more food trucks!), local gift stores and everyday services. Some errands may take you into nearby Chico or other communities.

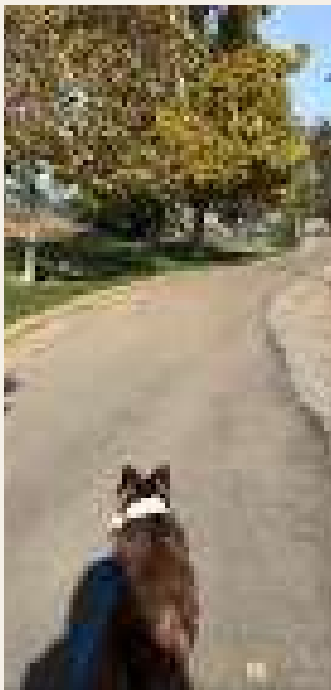
Before moving, try your usual route: school drop-off, work, shopping, and appointments. That everyday experience tells you a lot!

Think about the activities you love — walking, gardening, biking, swimming, day trips, gardening or simply relaxing outside — and how each property that you are interested in supports your lifestyle.

OUTSIDE TIME

The foothill lifestyle

Make room for fresh air and nearby adventures.



Rail - to - trail walking path
Yellowstone Kelly Heritage
Trail runs through town



Redwood grove at Bille Park

Paradise offers a foothill setting with opportunities to enjoy outdoor spaces and explore the broader North State.

“Paradise Recreation and Park District (PRPD) maintains 73 acres of developed park land and another 358 acres of natural open space. Park facilities include swimming pools, fishing pond, play fields, horse arena, archery range, ropes course, miles of walking trails, picnic areas, tennis courts, playgrounds, open use areas, and a recreation center. “(PRPD.com)

IMPORTANT TO KNOW

Buying in a rebuilding community

A few extra questions can make a big difference.
These are part of your inspection process as a buyer.

Homeowners insurance

Request quotes early and confirm coverage, premiums, deductibles, and any lender requirements. Recheck insurance premiums annually if necessary.

Property history and permits

Review available disclosures, permits, inspections, and relevant rebuild records. The Paradise Building Resiliency Center is a great resource for all information on each property in town.

Utilities and infrastructure

Verify sewer/septic, water, power, natural gas, internet, and any property-specific connection details.

Wildfire preparedness

Understand defensible-space obligations, evacuation planning, and ongoing property maintenance.

PLAN YOUR MOVE

Your relocation checklist

A simple starting point for a confident transition.

- ☐ Clarify your budget and financing
- ☐ Explore current homes and neighborhoods
- ☐ Get early homeowners insurance quotes
- ☐ Confirm commute, schools, and services
- ☐ Review property disclosures and utilities
- ☐ Plan inspections and closing logistics
- ☐ Arrange moving services and address changes
- ☐ Ask Sandie for local references and any of your Paradise questions!

BUYER'S ROADMAP



**WORK
HARD.**
The Motto
REALTOR

PICK AN AGENT!

Discuss your wants and needs



HOME SEARCH

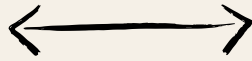
Find homes that fit your criteria
Tour listings with your agent
Adjust search criteria as needed



INSPECTIONS

Schedule desired inspections
Discuss findings
Negotiate repairs or credits
Loan Appraisal
Title search
Remove contingencies ...

Step 1:
ASSEMBLE YOUR TEAM!



PICK A LENDER!

Discuss your BUDGET
Determine your best mortgage option
Get pre-approved



OFFER & NEGOTIATION

Research comparable homes
Submit an offer & Negotiate terms
Sign contract, OPEN ESCROW



CLOSING!

Review and sign closing documents at escrow
Loan funding, Title transfer
CLOSING DAY!!

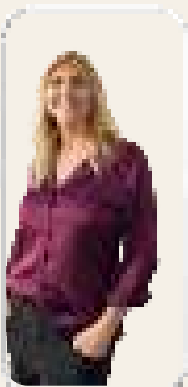
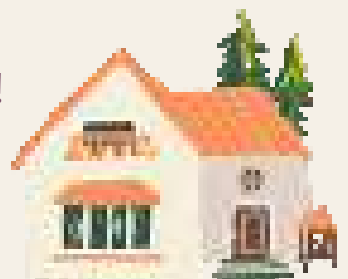
CONGRATULATIONS!!

You're a Homeowner!

New KEYS!

CELEBRATE!!

Moving Day!



Sandie Patton

Realtor® DRE 02193138

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Here for you.

A photograph of a two-story house with a gabled roof and a chimney, surrounded by trees and a lawn. The house has a light-colored exterior and a dark roof. A paved path leads from the foreground towards the house. The scene is set in a lush, green environment with various trees and shrubs.

[illegible]

Close to shopping? OR
Away from it all?!



Notes

meet my Brokerage!



Core Value: WORK HARD. BE KIND.

Real Brokerage recently acquired ReMax to become the Real ReMax group.

Real continues to provide the most advanced technology for us as agents.

Real is the only brokerage to offer willable stock shares and actual retirement options.



Kindness is a superpower and the fuel that keeps us growing. We stand together in service of our vision and each other.

"With a presence throughout the U.S. and Canada, Real supports its growing population of agents who use its digital brokerage platform and tight-knit professional community to power their own forward-thinking businesses. We're making the home buying experience more enjoyable for everyone."

I am so grateful to be a part of Real Brokerage. Their level of support is unmatched in the industry.

I am also grateful to have a local transaction coordinator (TC), Tina, who assists with scheduling inspections, sending documents to be signed, and keeping us all on track! You will get to know Tina as we start the escrow process.

We have a network of local providers for all aspects of your transaction. From mortgage financing, inspectors, insurance agents, contractors, escrow and title, even local community information!

It is a lot, I know, but we've got your back. We are here for you every step of the way!

TESTIMONIALS



Sandie Patton was able to find us the perfect home! Once we got the process started, Sandie guided us through every step assuring that everything will fall into place. I couldn't recommend her enough. Thanks again Sandie!



Home in Magalia



Torres Family



Sandie was incredible to work with while buying our first home! My wife and I didn't quite know all the ins and outs of buying a house and Sandie made the process so easy. She was always available to answer our questions...We always felt like Sandie was looking out for us and had our best interest in mind. In the end my wife and I ended up in a home that we love and Sandie was supportive all the way to the end...



(Extended review on Google!)

Home in Paradise



Lockhart Family



I'm here for you.



Sandie Patton
Realtor® DRE 02193138
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TESTIMONIALS



An absolute delight to work with. Highly recommend to help you step through the process of purchasing your new home.



Home in Chico

Llorente Family



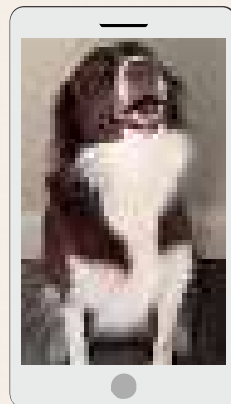
Sandie took care of everything, I've never had such an easy stress free home buying experience! Both of the dogs love their new backyard.



Home in Paradise

Mutti Family

I'm here for you.



Sandie Patton
Realtor® DRE 02193138
530.774.4340

real

Real Brokerage

TESTIMONIALS



Sandie Patton is really amazing she found our dream home and I love my new house!



Home in Paradise

Lopez Family



Sandie is the best realtor...! As first time home buyers, we didn't know what to expect and she guided us every step of the way... She's very knowledgeable, smart, and extremely helpful. Her communication is excellent...Sandie was very supportive and she was never pushy in any way. She truly went above and beyond... Our first time buying a home was amazing and smooth thanks to Sandie.

(...Extended review on google!)



Home in Chico

Carranza Family



Sandie just helped my husband and I buy our first home together. . . We didn't have to search around and hope we were doing it right because we knew we were in the amazing hands of Sandie and her team. . . Thank you Sandie.

You truly are amazing!

(...extended review on Google!)



Home in Forest Ranch

Landavazo Family

Gratitude

I am truly grateful to my amazing clients who have taken the time to share their positive experiences working with me!

I am honored and humbled by their kind words. I hope that sharing their testimonials will provide you with insights and reassurance as we navigate your home buying journey together.



I'm here for you.



**Sandie
Patton**

Realtor® DRE 02193138

530.774.4340



Real Brokerage

LET'S CONNECT

Here for you.

Educate, Communicate, Negotiate.
Your move should feel informed, personal, and supported.



Sandie Patton

REALTOR® CA DRE 02193138 | Real Brokerage

Helping people explore Paradise,
understand their options, and
find home.

Work Hard. Be Kind.

CONTACT DETAILS:

530-774-4340 | SandiePatton13@gmail.com |

