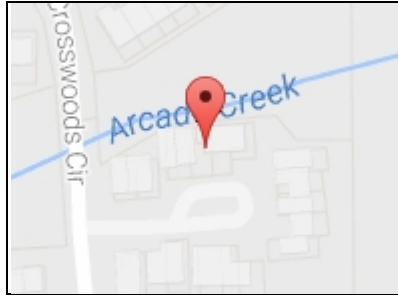


Client Full Report with Addl Photos - Residential

Listings as of 05/20/2017 at 2:23PM

Page: 1

ST: Active 05/19/17 **7057 La Cima Ct, Citrus Heights, CA 95621-4344** **Listing Price:** \$285,000
MLS#: 17028852 01ELLG **Cross Street:** Crosswoods Circle **Map:** THOM 259 G-3 **VRP:** N



Pending Date: **DOM:** 1
CDOM: 1

Escrow #:
Days in Escrow:
Selling Date:
Selling Price:
SP % LP:
Selling Price/SqFt:
Financing:

REO No Short Sale: **HUD:** No **Auction:** No

Subtype: Condo
Subtype Desc: Attached, Townhouse, Planned Unit Develop, Custom

Style: Contemporary
CC&RS: Yes **Bonds/Asmts/Taxes:** Unknown
B/A/T Desc:

HOA: Yes \$385 Monthly
HOA Dues Include: Assn Mgmt, Cable/Dish, Common Areas, Maint Exterior, Maint Grounds, Rec Facility, Road, Roof, Swimming Pool, Other-Rmks

Priv Assn Amen: Rec Facilities

Disc/Reports: Association Docs, NHD Available, Pest Ctrl Rpt Avail

Terms: Cash, Conventional, FHA, Submit, VA

[Additional Pictures \(30\)](#) [Map](#) [Mortgage Calculator](#)

Beds (Possible): 2 **Downstairs Bdrm:** **Area:** 10621
Baths (FH): 2 (2 0) **Downstairs Full Bath:** **County:** Sacramento
SqFt Pri Res (Apprx): 1060 Assessor/Auto-Fill **APN:** 229-0850-006-0000
SqFt 2nd Res (Apprx): **Zoning:** RD5PD
Price/SqFt: \$268.87 **Map Sec:**
Year Built: 1980 **Census Tract:** 81.36
Remodeled/Updtd: Yes (Bath 0-5YR, Bed 0-5YR, Kitchen 0-5YR, Other-Rmks 0-5YR) **Apprx Elevation:**
Acres: 0.0500 **Subdivision:** Crosswoods
Lot SqFt (Apprx): 2178 **Builder:** Barratt
Lot Dim: 28x80 **Model:** Aspen
Pool (Location): Yes (Private Association) **Const Est Start:**
Pool Type: Built-In, Fenced, Gunite Construction, Heated **Const Est End:**
Stories: 1
Faces:

Garage Spaces: 2 **# Carport Spaces:** **School County:** Sacramento
Garage: 2 Car Attached, Garage Door Opener **EL:** San Juan Unified
RecParking: Boat Storage, RV Access, RV Storage **JR:** San Juan Unified
SR: San Juan Unified

Heat: Central

Air: Central

Rooms: Great Room Concept, Master Suite

Baths: Stone, Tile, Tub, Tub w/Shower Over

Mast Bed: Closet Walk-In, Ground Floor, Outside Access

Mast Bath: Double Sinks, Shower Stall(s), Stone, Tile

Laundry: 220 Volt Hook-Up, Cabinets, Inside Room

Dining: Dining Bar, Formal Area

Kitchen: Counter Granite

Applnces: Dishwasher, Disposal, Ice Maker Plumbed, Microwave B/I, Oven Self/Cont Clean, Range Elec B/I

Fireplc: 1, Living Room

Energy: Dual Pane Full, Skylight

Floor: Carpet, Stone, Wood

Disability: Other-Rmks

Equipmnt: Cable TV Available, Cable TV Installed, H/S Internet Avail, Window Furnishings

Property Description: Crosswoods*It's Like None Other*Just About Everything is New*Dramatic Vaulted Ceiling Soars Over Entire Living Dining and Kitchen with Skylights*Extensive Hardwood*Slab Granite Counters*Crema Glaze Cabinets*Stainless Steel Appliances*Newer HVAC System*Newer Dual-Pane Windows and Doors*Master Now Has Walk-In and Large New Bath*Double Sink Vanity*Custom Glass Enclosed Shower*Travertine Floors*Indoor Laundry Room Added*Smooth Imperfect Walls/Ceilings*Cut Travertine Stone Fireplace* It's Impeccable!

Site Loca: Cul-De-Sac, Greenbelt, Public Trans Nearby

Site Desc: Level, Shape Regular, Trees Many, View Special

Feat Misc: Courtyard Uncovered, Deck Uncovered

Landscp: Back, Front, Sprinkler Auto F&R

Roof: Comp Shingle
Cnstrct: Frame, Wood
Exterior: Wood
Foundatn: Raised
Road: Paved, Private
Improvmnt: Curb(s), Curbs/Gutters, Street Lights
Water: Private District

Sewer: In & Connected
Utility: 220 Volts, All Electric, Underground

Oth Strc:
Restrict: Exterior Alterations, Parking, Signs

Horse Prp: No
Horse Amn:


MBR: 15x13 **BR2:** 12x10 **BR3:** **BR4:**
LR: 19x15 **FR:** **KIT:** 15x12 **DR:**

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MLS#: 17028852 01ELLG **Cross Street:** Crosswoods Circle **Map** THOM 259 G-3 **VRP:** N
Directions to Property: North on Van Maren*Right on Auburn*South on Crosswoods Parkway/Circle*Left on La Cima*Tucked Away on Quiet Cul-du Sac Loaded with Stately Oaks*Medical Center*Public Library*Tennis Courts*Pools Closeby



Presented By: Fran Dixon
License # 00768606
Primary: 916-791-6398
Secondary: 916-791-6398
Fax:
Email: fdixon@ellprop.com
<http://www.ellprop.com>

Ellington Properties
License # 00768606
5132 Ellington Court
Granite Bay CA 95746
Phone: 916-791-6398
Fax:
<http://www.ellprop.com>

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