

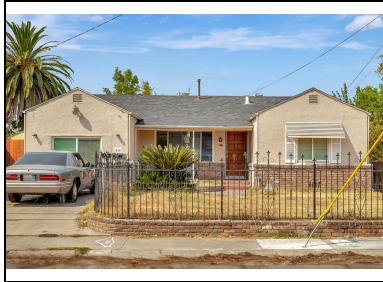
Client Full with All Photos Report - Residential

Listings as of 05/19/2023 at 4:53PM

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ML#: 20053993 417 Eleanor Ave, Sacramento, CA 95815-1627

LP: \$310,000	Beds: 3 (4)	Baths: 2 (2 0)	Status: Closed 02/22/21 (\$298,888)	DOM/CDOM: 89/89
Price/SqFt: 196.77	Area: 10815	Year Built: 1941	SqFt: 1519 Owner	Lot Sz (Ac): 0.1300



Pending Date: 12/07/20
Close Date: 02/22/21 **Close Price:** \$298,888
CP % LP: 96.42 **Close Price/SqFt:** \$196.77
Special List Cond: None

[Additional Pictures \(32\)](#) [Virtual Tour](#) [Map](#) [Mortgage Calculator](#) **Remarks**

Public Remarks: RENTS \$2,800/MO! Front house 1519sf 3bd/1ba brings \$1,900/mo on a guaranteed lease with Volunteers of America (like Section 8). Back house/ADU is a studio (~300sf) with a separate kitchen and updated bathroom/shower, brings \$900/mo. Some updated flooring and paint. Front house has a new AC. Garage has been converted into a 3rd bedroom. Owner pays utilities averaging: \$96/mo gas, \$146/mo electric, \$188/mo water/sewer/trash = \$430/mo total. AVG CASH FLOW \$2,370 (minus maintenance). There is \$5,600 on deposit which will transfer to buyer.

Directions

Directions to Property: Take I-80 East, Exit Norwood Ave and turn Right (South), Left on Eleanor Ave, 3rd property on the left

Cross Street: Norwood Ave

General Information

<p>Property Subtype: 2 Houses on Lot County: Sacramento APN: 263-0131-025-000 Zoning: R-1 Census Tract: Elevation: Lot Size/Source: 0.1300 Assessor Agt-Fill Lot Size Dimensions: School District (County): Sacramento Elementary School District: Twin Rivers Unified Middle or Junior School District: Twin Rivers Unified Senior High School District: Twin Rivers Unified</p>	<p>Subdivision: Subdivision Developer: Builder Name: Builder Model: Subtype Description: Detached Architectural Style: See Remarks Construction Materials: Stucco,Wood Foundation: See Remarks Parking Features: Converted Garage Garage Spaces: 0 Carport Spaces: 1 Open Parking Spaces: 1</p>
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Disclosures/Restrictions

<p>Disclosures/Documents: TDS Available Home Warranty: Special Zones:</p>	<p>Bonds/Asmts/Taxes: Unknown Desc: County Transfer Tax Rate: City Transfer Tax Rate: Restrictions: Senior Community: Pets Allowed:</p>
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ML#: 20053993

417 Eleanor Ave, Sacramento, CA 95815-1627

Interior Information

Stories: 1
Location of Unit:
Levels:
Lower Level:
Main Level:
Upper Level:
Basement:
Living Room Features:
Dining Room Features: Formal Area
Family Room Features:
Master Bedroom Features: Closet
Master Bathroom Features:
Bath Features: Tub
Kitchen Features:
Appliances: Built-In Gas Range,Free Standing Refrigerator,Gas Cook Top

Laundry Features: See Remarks
Flooring: Carpet,Laminate,Wood
Interior Features:
Heating: Central,Natural Gas,Wall Furnace
Cooling: Central,Window Unit(s)
Energy Efficient:
Green Building Verification Type:
Rating:
Body:
Year:
Window Features: Dual Pane Partial
Fireplaces: Features:
Other Equipment:
Property Condition:
Remodeled/Updated: Unknown **Description:**

Number of Rooms:
Room Type: Baths Other,Converted Garage,Living Room,Master Bedroom

ADU / 2nd Unit:
Second Unit Type:
Second Unit Description:
Approx SqFt/Source:

Dimensions:	
Living Room:	Dining Room:
Family Room:	Kitchen:
Master Bedroom:	Bedroom 2:
Bedroom 3:	Bedroom 4:

Second Unit:	
Rents For:	Bedrooms:
Occupied:	Full Baths:
Kitchen:	Partial Baths:
Private Entrance:	

Exterior Information

Accessibility Features:
Construction Materials: Stucco,Wood
Exterior Features:
Patio and Porch Features: Front Porch
Fencing: Partial
Roof: Composition
Pool: No Features:
Spa: Features:
Other Structures:
Lot Features: See Remarks
Topography: Level
Frontage Type:

Land Use:
Current Use:
Property Faces: East
View Description:
Distance to Public Transportation:
Distance from Shopping:
Horse Property: No Features:
Road Responsibility: Public Maintained Road
Road Surface Type:
Driveway/Sidewalks:
Utilities:
Electric: 220 Volts
Water Source: See Remarks
Irrigation: Other
Sewer: Public Sewer

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Association



Association: No
Mandatory:
Fee:
Frequency:
Includes:

Features:

Name:

Phone:
Number of Units: 0

Search Criteria:

	<p>Presented By: C. Constantine License # 01946942 Primary: 916-999-9691 Email: cc@caseyconstantine.com http://caseyconstantine.com</p>	<p>Realty Agents Inc License # 02212087 1912 F St #110 Sacramento CA 95811 Phone: 916-999-9691</p>	
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Start of photos for: 20053993 417 Eleanor Ave, Sacramento, CA 95815-1627



End of photos for: 20053993 417 Eleanor Ave, Sacramento, CA 95815-1627