

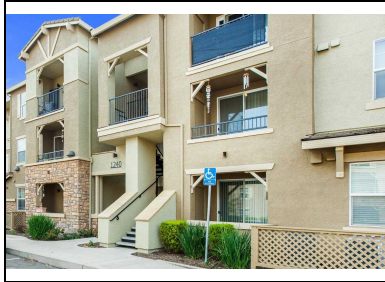
Client Full with All Photos Report - Residential

Listings as of 05/19/2023 at 11:52AM

Page: 1 of 3

ML#: 222032899 1240 Whitney Ranch Pkwy #335, Rocklin, CA 95765-5381

LP: \$315,000	Beds: 2	Baths: 2 (2 0)	Status: Closed 04/20/22 (\$345,000)	DOM/CDOM: 4/4
Price/SqFt: 384.19	Area: 12765	Year Built: 2007	SqFt: 898 Assessor Auto-Fill	Lot Sz (Ac): 0.0229



Pending Date: 03/22/22
Close Date: 04/20/22 **Close Price:** \$345,000
CP % LP: 109.52 **Close Price/SqFt:** \$384.19
Special List Cond: None

[Additional Pictures \(21\)](#)

[Map](#)

[Mortgage Calculator](#)

Remarks

Public Remarks: Own a 3rd story condo in Vicara Community of Whitney Ranch! 2 bedroom with 2 full bathrooms. Kitchen updated with large quartz counters, deep sink and laminate flooring. Living room with vaulted ceilings and open floor concept. Brand new AC. Community has a pool, playground and plans for a clubhouse. Across the street from Whitney Community Park, close to great schools, shopping, restaurants, and freeway access. *Not* an affordable housing unit, a regular sale.

Directions

Directions to Property: Hwy 65 exit Whitney Ranch Pkwy. Right on Whitney Ranch

Cross Street: Wildcat Blvd

General Information

<p> Property Subtype: Single Family Residence County: Placer APN: 489-240-045-000 Zoning: R Census Tract: 213.09 Elevation: Lot Size/Source: 0.0229 Assessor Auto-Fill Lot Size Dimensions: School District (County): Placer Elementary School District: Rocklin Unified Middle or Junior School District: Rocklin Unified Senior High School District: Rocklin Unified </p>	<p> Subdivision: Subdivision Developer: Builder Name: Builder Model: Subtype Description: Attached Architectural Style: Construction Materials: Stucco,Frame,Wood Foundation: Slab Parking Features: No Garage Garage Spaces: 0 Carport Spaces: 0 Open Parking Spaces: 0 </p>
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Disclosures/Restrictions

<p> Disclosures/Documents: Home Warranty: Special Zones: </p>	<p> Bonds/Asmts/Taxes: Unknown Desc: County Transfer Tax Rate: City Transfer Tax Rate: Restrictions: Senior Community: No Pets Allowed: </p>
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Interior Information

Stories: 1
Location of Unit:
Levels:
Lower Level:
Main Level: Bedroom(s),Kitchen
Upper Level:
Basement:
Living Room Features: Cathedral/Vaulted
Dining Room Features: Space in Kitchen
Family Room Features:
Master Bedroom Features:
Master Bathroom Features:
Bath Features: Tub
Kitchen Features: Quartz Counter
Appliances:
Number of Rooms:
Room Type:

Laundry Features: Inside Area
Flooring: Carpet,Laminate
Interior Features:
Heating: Central
Cooling: Ceiling Fan(s),Central
Energy Efficient:
Green Building Verification Type:
Rating:
Body:
Year:
Window Features:
Fireplaces: Features:
Other Equipment:
Property Condition:
Remodeled/Updated: Yes **Description:** Kitchen 0-5YR
ADU / 2nd Unit: No
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,Frame,Wood
Exterior Features:
Patio and Porch Features:
Fencing:
Roof: Tile
Pool: No Features:
Spa: Features:
Other Structures:
Lot Features: Other
Topography:
Frontage Type:



Land Use:
Current Use:
Property Faces:
View Description:
Distance to Public Transportation:
Distance from Shopping:
Horse Property: No Features:
Road Responsibility:
Road Surface Type:
Driveway/Sidewalks:
Utilities: Electric
Electric: 220 Volts in Laundry
Water Source: Water District
Irrigation: None
Sewer: Public Sewer

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Association

Association: Yes	Features: Pool
Mandatory: Yes	
Fee: \$222	
Frequency: Monthly	
Includes: Management,Pool,Recreation Facility,Roof,Trash,Maintenance Exterior	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: 222032899 1240 Whitney Ranch Pkwy #335, Rocklin, CA 95765-5381



End of photos for: 222032899 1240 Whitney Ranch Pkwy #335, Rocklin, CA 95765-5381