

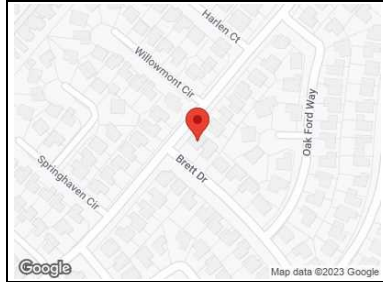
# Client Full with All Photos Report - Residential

Listings as of 05/19/2023 at 11:31AM

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## ML#: 222111166 6040 Brett Dr, Sacramento, CA 95842-2941

<b>LP:</b> \$437,000	<b>Beds:</b> 4	<b>Baths:</b> 3 (3 0)	<b>Status:</b> Closed 10/11/22 (\$430,000)	<b>DOM/CDOM:</b> 33/33
<b>Price/SqFt:</b> 303.67	<b>Area:</b> 10842	<b>Year Built:</b> 1963	<b>SqFt:</b> 1416 Assessor Auto-Fill	<b>Lot Sz (Ac):</b> 0.1400



**Pending Date:** 09/22/22  
**Close Date:** 10/11/22  
**CP % LP:** 98.40  
**Special List Cond:** None  
**Close Price:** \$430,000  
**Close Price/SqFt:** \$303.67

### Additional Pictures (27) [Map](#) [Mortgage Calculator](#) [Remarks](#)

**Public Remarks:** Curbside, you'll see this corner lot is a great home for a family with a pet! From the fenced front yard, to the shady tree, & cozy front porch, you'll be invited into this spacious living room that is lit perfectly by the western sunset in the evenings. Newly installed laminate flooring will lead you to the updated dinette & kitchen which includes a portable island. Past this area is a bathroom with newly installed glass sliding doors, vanity, & toilet. Further, you will find the private & spacious master room of the house with it's own bathroom, & sliding door to the back yard. On the opposite side of the house, you'll find 3 freshly carpeted bedrooms, another bathroom, & hallway cabinet storage. This home also has a low maintenance turfed backyard including a built-in storage shed & RV access from the adjoining street (Oakhollow Dr) With a 1 yo AC, 2 yo vinyl siding, 12 yo roof, & multiple updates within the past 3 years, this 1,416 sf house could be the perfect home!

### Directions

**Directions to Property:** 1. From Sacramento, take I-80 E. 2. Take exit 96 onto Madison towards North Highlands. 3. Left on Madison. 4. Right on Hillsdale. 5. Left onto Brett Dr. 6. Destination will be on the Right.

**Cross Street:** Oak

### General Information

<b>Property Subtype:</b> Single Family Residence	<b>Subdivision:</b>
<b>County:</b> Sacramento	<b>Subdivision Developer:</b>
<b>APN:</b> 220-0284-002-0000	<b>Builder Name:</b>
<b>Zoning:</b> RD-5	<b>Builder Model:</b>
<b>Census Tract:</b> 74.16	<b>Subtype Description:</b> Detached
<b>Elevation:</b>	<b>Architectural Style:</b>
<b>Lot Size/Source:</b> 0.1400 Assessor Auto-Fill	<b>Construction Materials:</b> Frame,Vinyl Siding,Wall Insulation,Wood
<b>Lot Size Dimensions:</b>	<b>Foundation:</b> Slab
<b>School District (County):</b> Sacramento	<b>Parking Features:</b> Attached,RV Access,RV Storage
<b>Elementary School District:</b> Twin Rivers Unified	<b>Garage Spaces:</b> 2
<b>Middle or Junior School District:</b> Twin Rivers Unified	<b>Carport Spaces:</b> 0
<b>Senior High School District:</b> Twin Rivers Unified	<b>Open Parking Spaces:</b> 0

### Disclosures/Restrictions

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

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**Interior Information**

**Stories:** 1  
**Location of Unit:**  
**Levels:**  
**Lower Level:**  
**Main Level:** Bedroom(s),Living Room,Dining Room,Master Bedroom,Full Bath(s),Garage,Kitchen,Street Entrance  
**Upper Level:**  
**Basement:**  
**Living Room Features:** Other  
**Dining Room Features:** Space in Kitchen  
**Family Room Features:**  
**Master Bedroom Features:**  
**Master Bathroom Features:**  
**Bath Features:** Shower Stall(s),Tile,Tub w/Shower Over,Quartz  
**Kitchen Features:** Quartz Counter,Island  
**Appliances:**  
**Number of Rooms:**  
**Room Type:**

**Laundry Features:** Dryer Included,Washer Included,In Garage  
**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:** Bath 0-5YR,Kitchen 0-5YR,Bed 0-5YR,Other-Rmks 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:** Frame,Vinyl Siding,Wall Insulation,Wood  
**Exterior Features:**  
**Patio and Porch Features:**  
**Fencing:**  
**Roof:** Composition  
**Pool:** No Features:  
**Spa: Features:**  
**Other Structures:**  
**Lot Features:** Corner,Grass Artificial,Low Maintenance  
**Topography:**  
**Frontage Type:**

**Land Use:**  
**Current Use:**  
**Property Faces:** Southwest  
**View Description:**  
**Distance to Public Transportation:**  
**Distance from Shopping:**  
**Horse Property:** No Features:  
**Road Responsibility:**  
**Road Surface Type:**  
**Driveway/Sidewalks:**  
**Utilities:** Cable Connected,Public,Electric,Natural Gas Connected  
**Electric:** 220 Volts  
**Water Source:** Water District  
**Irrigation:** None  
**Sewer:** Public Sewer

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**ML#:** 222111166

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**Association**

**Association:** No  
**Mandatory:**  
**Fee:**  
**Frequency:**  
**Includes:**

**Features:**

**Name:**

**Phone:**

**Number of Units:** 0

**Search Criteria:**



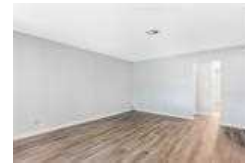
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Start of photos for: 222111166 6040 Brett Dr, Sacramento, CA 95842-2941



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