

## Residential Client Full with Addl Photos

Listings as of January 11, 2010 at 9:41 pm

Page: 1

**ST:** Active (11/19/09)

**2729 16th St Sacramento, CA 95818**

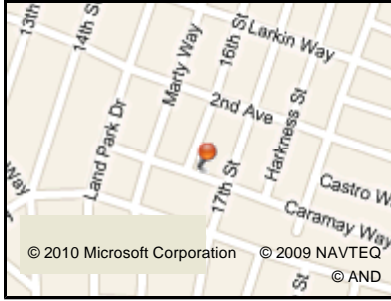
**Listing Price:** \$305,550

**MLS#:** 90088516 01RTDO

**Cross Street:** Caramay Way

**Map:** THOM 297 C-7

**VRP:** N



**Pending Date:**  
**Escrow:**  
**Escrow #:**  
**Days in Escrow:** 0  
**Selling Date:**  
**Selling Price:**  
**SP % LP:**  
**Selling Price/SqFt:**  
**Financing:**

**DOM:** 52  
**CDOM:** 52

**Beds (Possible):** 2  
**Baths (FH):** 1 (1 0)  
**SqFt Primary Res (Apprx):** 967 Assessor/Agt-Fill  
**SqFt 2nd Res (Apprx):**  
**List Price/SF:** \$315.98  
**Year Built:** 1938  
**Year Remodeled/Updated:**  
**Acres:** 0.090  
**Lot SF (Apprx):** 3920  
**Lot Dim:** XOXO  
**Pool (Location):** None ()  
**Pool Type:**

**Area:** 10818  
**County:** Sacramento  
**APN:** 013-0035-016-0000  
**Zoning:** R-1  
**Map Sec:**  
**Census Tract:**  
**Approx Elevation:**  
**Subdivision:**  
**Builder:**  
**Model:**  
**Const Est Start:** //  
**Const Est End:** //  
**Stories:** 1 Story /  
**Faces:**

**Subtype:** 1 House on Lot  
**Subtype Desc:** Detached  
  
**Style:** Cottage/Bungalow  
**CC&Rs:** No  
**Bonds/Asmts/Taxes:** Unknown  
**B/A/T Desc:**

**# Carport Spaces:**  
**# Garage Spaces:** 1  
**Garage:** 1 Car Detached, Workshop in Garage

**School County:** Sacramento  
**EL:** Sacramento Unified  
**JR:** Sacramento Unified  
**SR:** Sacramento Unified

**HOA:** No  
**HOA Dues Include:**

**RecParking:**

**Priv Assn Amen:**

**Disc/Reports:**

**Terms:** Cash, Conventional, Subject To, Other-Rmks

**Heat:** Central

**Site Loca:**  
**Site Desc:** Other-Rmks

**Air:** Central  
**Rooms:**

**Feat Misc:**

**Baths:** Remodeled/Updated, Tub w/Shower Over

**Landscp:**

**Mast Bed:**

**Roof:** Comp Shingle  
**Cnstrct:** Frame  
**Exterior:** Stucco  
**Foundatn:** Raised  
**Road:** Public Maintained  
**Improvmnt:** Sidewalk/Curb/Gutter  
**Water:** Public District

**Mast Bath:**

**Laundry:** 220 Volt Hook-Up, Inside Area

**Dining:** Formal Area

**Kitchen:** Counter Ceramic, Remodeled/Updated

**Sewer:** In & Connected  
**Utility:** All Public

**Applnces:** Oven Gas F/S, Range Gas F/S

**Fireplc:** 1, Living Room

**Oth Strc:**  
**Restrict:**

**Energy:** Other-Rmks

**Horse Prp:**  
**Horse Amn:**

**Floor:** Wood

**Disabilty:**

<b>MBR:</b>	<b>BR2:</b>	<b>BR3:</b>	<b>BR4:</b>
<b>LR:</b>	<b>FR:</b>	<b>KIT:</b>	<b>DR:</b>
<b>OTH1:</b>	<b>OTH2:</b>	<b>OTH3:</b>	<b>OTH4:</b>

**Equipmnt:**

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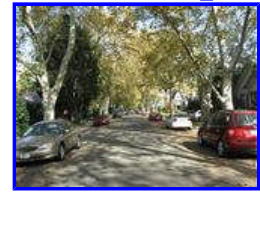
**Map:** THOM 297 C-7

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**Property Description:** BANK REPO. 2 Bedroom 1 bath. Original Hardwood Floors. This is a Land Park Beauty in exquisite area of Land Park. Quiet Neighborhood, close to shopping, dining, and local entertainment. Five minute to downtown Sacramento. Recently updated bath and kitchen. **PRICE REDUCTION**

**Directions to Property:** I-80 Capital City Freeway West Bound Exit 16th Street. Left on 15th St. Left on Broadway. Right on Land Park. Left on Caramay Way. Left on 16th Street. House on Right.

**Additional Photos:**



**Presented by: Jason M Andrews (Lic: 01722818)**

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