

# Client Detail Report

Listings as of 05/20/10 at 12:24pm

<b>Active 04/23/10</b>	<b>Listing # 10032609</b> <b>County: Sacramento</b>	<b>11596 Linday Way Gold River, CA 95670-6233</b> <b>Cross St: Marissa Way</b>	<b>Listing Price: \$340,000</b> <b>Map: 280, C6</b>
------------------------	--	---	--



[See Additional Pictures](#)   [See Virtual Tour](#)

<b>Prop Type</b>	Residential	<b>Prop Subtype(s)</b>	1 House on Lot
<b>Area</b>	10670		
<b>Beds</b>	4-5	<b>Apx SqFt-Primary Res</b>	2504 Assessor/Auto-Fill
<b>Baths(FH)</b>	3 (2 1)	<b>Price/Sq Ft</b>	\$135.78
<b>Year Built</b>	2002	<b>Lot Sq Ft (approx)</b>	8276
<b>APN</b>	069-0800-028-0000	<b>Lot Acres (approx)</b>	0.190
<b>DOM/CDOM</b>	20/20		

<b>School County</b> Sacramento	<b>ELEM</b> San Juan Unified	<b>JRHI</b> San Juan Unified	<b>HIGH</b> San Juan Unified
---------------------------------	------------------------------	------------------------------	------------------------------

**Directions** From Sunrise, Coloma Rd - East; Right on Gold River Rd; left on Gold Station Dr.; Left on Pyrites Way; Right on Linday Way. House is first driveway on the left.

**Property Description** Beautiful home with oversized, manicured lot. Over \$60k in upgrades, including a gourmet kitchen with Kitchen Aid gas stove with convection oven; chef's sink; Granite counters and full back splash; cherry cabinets; travertine tile floors. Dual zone heating and AC, ceiling fans throughout and an extended patio with a custom awning guaranteed for 30 yrs. And MUCH, MUCH more!

## General Information

<b>Zoning</b>	R1	<b>Variable Price</b>	No
<b>Lot Dimensions</b>	50 x 165	<b>Subtype Description</b>	Detached, Custom, Remodeled/Updated
<b>Style Description</b>	Contemporary	<b>Construction</b>	Frame
<b>Foundation</b>	Concrete Slab	<b>Exterior</b>	Stucco
<b>Roof Description</b>	Tile	<b>Stories</b>	2 Story
<b># of Garage Spaces</b>	3	<b>Garage</b>	3 Car Attached
<b>House Faces</b>	North	<b>Baths Other</b>	Shower Stall(s), Tub
<b>Master Bedroom</b>	Closet Walk-In	<b>Master Bath</b>	Double Sinks, Shower Stall(s), Tub
<b>Room Description</b>	Loft	<b>Floor Covering(s)</b>	Carpet, Tile
<b>Laundry Description</b>	220 Volt Hook-Up, Inside Area, Washer/Dryer Includ	<b>Dining Description</b>	Formal Area
<b>Kitchen Description</b>	Counter Granite, Island, Pantry Closet	<b>Kitchen Appliances</b>	Dishwasher, Disposal, Gas Plumbed, Oven Gas F/S, Range Gas F/S
<b>No. Of Fireplaces</b>	1	<b>Fireplace Desc</b>	Family Room
<b>Miscellaneous</b>		<b>CC&amp;Rs</b>	Yes
<b>HOA</b>	No	<b>Road Description</b>	Public Maintained
<b>Site Description</b>	Level, Shape Irregular, Trees Many	<b>Landscape</b>	Back, Fenced Back, Front, Sprinkler Auto F&R
<b>Pool</b>	None	<b>Features Misc</b>	Patio Covered
<b>Improvements</b>	Sidewalk/Curb/Gutter, Street Lights	<b>Heat</b>	Central, MultiZone
<b>Air</b>	Central, MultiZone	<b>Water</b>	Public District
<b>Energy Features</b>	Ceiling Fan(s), Dual Pane Full	<b>Sewer</b>	In & Connected
<b>Utilities</b>	220 Volts, Natural Gas	<b>Terms</b>	Conventional, FHA, Submit, VA
<b>Bonds/Asmts/Taxes</b>	Unknown		
<b>Security Features</b>	Security Sys Owned, Security Sys Prewird		
<b>Room Dimensions</b>		<b>Bedroom 2</b>	12x12
<b>Master Bedroom Dim.</b>	15x17	<b>Bedroom 4</b>	11x13
<b>Bedroom 3</b>	12x13	<b>Family Room</b>	20x15
<b>Living Room</b>	14x21	<b>Other Room 1</b>	Loft
<b>Kitchen</b>	11x13		
<b>Other Room 1 Dim</b>	19x9		

## Presented By:

**Jim Swanson**

Lic: 01419929  
Primary: 916-743-1454  
Fax: 916-447-4716

E-mail: [jim@SacCityHomes.com](mailto:jim@SacCityHomes.com)  
Web Page: <http://www.SacCityHomes.com>

## Prudential CA Realty

1819 K Street, Ste 100  
Sacramento, CA 95811  
916-491-1516

**See our listings online:**

<http://www.prurealty.com/Midtown>



May 2010

All measurements and calculations of area are approximate. Information provided by Seller/Other sources, not verified by Broker. All Interested persons should independently verify accuracy of information. Provided properties may or may not be listed by the office/agent presenting the information. Copyright 2010, MetroList Services, Inc. Copyright © 2010, Rapattoni Corporation. All rights reserved.

