

## Client Detail Report

Listings as of 10/11/10 at 5:10pm

<b>Active Short Sale 01/11/10</b>	<b>Listing # 10002691</b>	<b>3211 Azevedo Dr Sacramento, CA 95833-3301</b>	<b>Listing Price: \$175,000</b>
<b>County: Sacramento</b>	<b>Cross St: Osuna Way</b>		<b>Map: 277, B4</b>



<b>Prop Type</b>	Residential	<b>Prop Subtype(s)</b>	1 House on Lot
<b>Area</b>	10833		
<b>Beds</b>	4	<b>Apx SqFt-Primary Res</b>	2146 Assessor/Auto-Fill
<b>Baths(FH)</b>	3 (2 1)	<b>Price/Sq Ft</b>	\$81.55
<b>Year Built</b>	1989	<b>Lot Sq Ft (approx)</b>	6534
<b>APN</b>	225-0860-076-0000	<b>Lot Acres (approx)</b>	0.150
<b>DOM/CDOM</b>	273/273		


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

<b>School County</b> Sacramento	<b>ELEM</b> Natomas Unified	<b>JRHI</b> Natomas Unified	<b>HIGH</b> Natomas Unified
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**Directions** From I-5, go East on W. El Camino; Turn LEFT on Azevedo to the house on your left.  
**Property Description** Attractive large family home with lovely pool on a nice corner lot. -- Short Sale

**General Information**

<b>Zoning</b>	R-1	<b>Variable Price</b>	No
<b>Lot Dimensions</b>	60 x 100	<b>Subtype Description</b>	Detached
<b>Style Description</b>	Contemporary	<b>Construction</b>	Frame
<b>Foundation</b>	Concrete Slab	<b>Exterior</b>	Brick, Siding Lap, Wood
<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>	East	<b>Baths Other</b>	Shower Stall(s), Window
<b>Master Bedroom</b>	Closet	<b>Master Bath</b>	Shower Stall(s), Tub
<b>Floor Covering(s)</b>	Carpet, Tile	<b>Laundry Description</b>	220 Volt Hook-Up
<b>Dining Description</b>	Breakfast Nook, Formal Area	<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	<b>Pool Location</b>	On Lot
<b>Pool</b>	Yes	<b>Landscape</b>	Back, Front
<b>Pool Type</b>	Built-In, Gunitite Construction	<b>Features Misc</b>	Deck Covered, Deck Uncovered
<b>Improvements</b>	Sidewalk/Curb/Gutter, Street Lights	<b>Heat</b>	Central, Natural Gas
<b>Air</b>	Central	<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>HUD</b>	No
<b>Bonds/Asmts/Taxes</b>	Unknown	<b>Terms</b>	Cash, Conventional, FHA, Submit
<b>Auction</b>	No		

<b>Presented By:</b>	<b>Jim Swanson</b> Lic: 01419929 Primary: 916-743-1454 Fax: 916-447-4716  E-mail: jim@SacCityHomes.com Web Page: <a href="http://www.SacCityHomes.com">http://www.SacCityHomes.com</a>	<b>Better Homes and Gardens RE Mason-McDuffie</b>  1819 K Street, Ste 100 Sacramento, CA 95811 916-491-1516 <b>See our listings online:</b> <a href="http://www.purealty.com/Midtown">http://www.purealty.com/Midtown</a>
		
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All measurements and calculations of area are approximate. Information provided by Seller/Other sources, not verified by Broker.



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 U.S. Patent 6,910,045