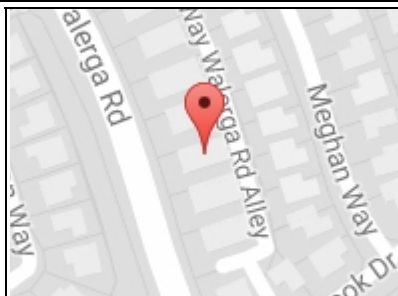


# Client Full Report - Residential

Listings as of 07/30/2017 at 9:53AM

Page: 1

<b>ST:</b> Active 05/18/17	<b>5830 Walerga Rd #2, Sacramento, CA 95842-3006</b>	<b>Listing Price:</b> \$95,000
<b>MLS#:</b> 17030932 01MING	<b>Cross Street:</b> Willowbrook Dr	<b>Map:</b> VRP: N



**Pending Date:** DOM: 29  
CDOM: 29

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

**REO No** **Short Sale:** **HUD: No** **Auction: No**

[Additional Pictures \(7\)](#)

[Map](#)

[Mortgage Calculator](#)

**Beds (Possible):** 2 **Downstairs Bdrm:** No  
**Baths (FH):** 1 (1 0) **Downstairs Full Bath:** No  
**SqFt Pri Res (Apprx):** 840 Assessor/Auto-Fill  
**SqFt 2nd Res (Apprx):**  
**Price/SqFt:** \$113.10  
**Year Built:** 1969  
**Remodeled/Updtd:** Yes (Bath 0-5YR, Kitchen 0-5YR)  
**Acres:** 0.0468  
**Lot SqFt (Apprx):** 2039  
**Lot Dim:**  
**Pool (Location):** None  
**Pool Type:**

**Area:** 10842  
**County:** Sacramento  
**APN:** 220-0274-031-0002  
**Zoning:** rd20  
**Map Sec:**  
**Census Tract:** 74.16  
**Apprx Elevation:**  
**Subdivision:**

**Builder:**  
**Model:**  
**Const Est Start:**  
**Const Est End:**  
**Stories:** 2  
**Faces:**

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

**Subtype:** Condo  
**Subtype Desc:** Attached, Townhouse

**Style:** Contemporary  
**CC&RS:** Yes **Bonds/Asmts/Taxes:** Unknown  
**B/A/T Desc:**

**HOA:** Yes \$199 Monthly  
**HOA Dues Include:** Assn Mgmt, Common Areas, Garbage Pickup

**Priv Assn Amen:**

**Disc/Reports:**

**Terms:** Cash, Conventional, Submit

**# Garage Spaces:** 1 **# Carport Spaces:**  
**Garage:** 1 Car Attached  
**RecParking:**

**Heat:** Central

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

**Baths:** Tile, Tub w/Shower Over

**Mast Bed:**

**Mast Bath:**

**Laundry:** 220 Volt Hook-Up

**Dining:** Space in Kitchen

**Kitchen:** Counter Granite

**ApplInces:** Disposal, Range Elec F/S

**Fireplc:** 0

**Energy:** None

**Floor:** Carpet, Tile

**Disability:**

**Equipmnt:**

**Site Loca:**

**Site Desc:** Level

**Feat Misc:**

**Landscp:**

**Roof:** Comp Shingle  
**Cnstrct:** Frame  
**Exterior:** Stucco  
**Foundatn:** Concrete Slab  
**Road:** Paved, Public Maintained  
**Improvmt:** Sidewalk/Curb/Gutter  
**Dmst Water:** Public District

**Irrig Water:** Public District

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

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

**Horse Prp:** No  
**Horse Amn:**

**MBR:** **BR2:** **BR3:** **BR4:**  
**LR:** **FR:** **KIT:** **DR:**

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## Client Full Report - Residential

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**Property Description:** Excellent opportunity for first time buyer or investor to purchase this 2 bedroom, 1 bath condo. This is 2 story unit features living area on first floor and 2 bedroom and 1 bath upstairs. Recently remodeled kitchen with granite counter top, new cabinets, new electrical range, new kitchen floor. New bathtub, new bathroom floor

**Directions to Property:** Madison to Hillsdale to Walerga to address

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**Open House:**

**Open House:**



**Presented By: Ken Ming Sou CRS**

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