

# Client Full with All Photos Report - Residential

Listings as of 05/19/2023 at 3:47PM

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ML#: 222005130

470 Lampasas Ave, Sacramento, CA 95815-2121

|                    |             |                     |                                     |                     |
|--------------------|-------------|---------------------|-------------------------------------|---------------------|
| LP: \$325,000      | Beds: 3 (4) | Baths: 1 (1 0)      | Status: Closed 03/01/22 (\$355,000) | DOM/CDOM: 5/5       |
| Price/SqFt: 395.76 | Area: 10815 | Year Built: Unknown | SqFt: 897 Assessor Agent-Fill       | Lot Sz (Ac): 0.1500 |



Pending Date: 01/31/22  
Close Date: 03/01/22  
CP % LP: 109.23  
Special List Cond: None

Close Price: \$355,000  
Close Price/SqFt: \$395.76

[Additional Pictures \(20\)](#)

[Map](#)

[Mortgage Calculator](#)

[Remarks](#)

**Public Remarks:** Updated 3bd/1ba 900sf main house. BONUS: detached 2nd house/studio with a full bathroom and private entrance through the side gate. Plus a tool shed. Main house features new carpet, laminate and paint, updated bathroom. Tile in the kitchen. Two-car garage with laundry hookups. Centrally located on a quiet street.

## Directions

**Directions to Property:** HWY 5 - North, Exit W El Camino Ave - East, Left Norwood Bypass, Right Lampasas Ave

**Cross Street:** Norwood Ave

## General Information

|                                   |                     |                                       |
|-----------------------------------|---------------------|---------------------------------------|
| Property Subtype:                 | 2 Houses on Lot     | Subdivision:                          |
| County:                           | Sacramento          | Subdivision Developer:                |
| APN:                              | 263-0190-008-000    | Builder Name:                         |
| Zoning:                           | R-1                 | Builder Model:                        |
| Census Tract:                     |                     | Subtype Description: Attached         |
| Elevation:                        |                     | Architectural Style:                  |
| Lot Size/Source:                  | 0.1500              | Assessor Agt-Fill                     |
| Lot Size Dimensions:              |                     | Construction Materials: Stucco,Wood   |
| School District (County):         | Sacramento          |                                       |
| Elementary School District:       | Twin Rivers Unified |                                       |
| Middle or Junior School District: | Twin Rivers Unified |                                       |
| Senior High School District:      | Twin Rivers Unified |                                       |
|                                   |                     | Foundation: Raised                    |
|                                   |                     | Parking Features: Garage Facing Front |
|                                   |                     | Garage Spaces: 2                      |
|                                   |                     | Carport Spaces: 0                     |
|                                   |                     | Open Parking Spaces: 0                |

## Disclosures/Restrictions

**Disclosures/Documents:**

**Bonds/Asmts/Taxes:** Unknown Desc:

**Home Warranty:**  
**Special Zones:**

**County Transfer Tax Rate:**  
**Restrictions:**

**City Transfer Tax Rate:**

**Senior Community:** No  
**Pets Allowed:**

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## Interior Information

**Stories:** 1  
**Location of Unit:**

**Levels:**  
**Lower Level:**  
**Main Level:** Bedroom(s),Living Room,Full Bath(s),Kitchen

**Upper Level:**

**Basement:**  
**Living Room Features:** Other

**Dining Room Features:** Other

**Family Room Features:**

**Master Bedroom Features:**

**Master Bathroom Features:**

**Bath Features:** Tub w/Shower Over

**Kitchen Features:** Tile Counter

**Appliances:**

**Number of Rooms:**  
**Room Type:**

| Dimensions:     |              |
|-----------------|--------------|
| Living Room:    | Dining Room: |
| Family Room:    | Kitchen:     |
| Master Bedroom: | Bedroom 2:   |
| Bedroom 3:      | Bedroom 4:   |

**Laundry Features:** In Garage

**Flooring:** Carpet,Laminate,Tile

**Interior Features:**

**Heating:** Central

**Cooling:** Central

**Energy Efficient:**

**Green Building Verification Type:**

**Rating:**

**Body:**

**Year:**

**Window Features:**

**Fireplaces:** Features:

**Other Equipment:**

**Property Condition:**

**Remodeled/Updated:** Unknown **Description:**

**ADU / 2nd Unit:** Yes

**Second Unit Type:** Detached

**Second Unit Description:** Studio/house, full bath

**Approx SqFt/Source:** 300 Owner

**Second Unit:**

| Rents For:        | Bedrooms: | 0             |
|-------------------|-----------|---------------|
| Occupied:         | Yes       | Full Baths:   |
| Kitchen:          | Yes       | Partial Baths |
| Private Entrance: | Yes       |               |

## Exterior Information

**Accessibility Features:**

**Land Use:**

**Construction Materials:** Stucco,Wood

**Current Use:**

**Property Faces:**

**View Description:**

**Exterior Features:**

**Distance to Public Transportation:**

**Patio and Porch Features:**

**Distance from Shopping:**

**Fencing:**

**Horse Property:** No Features:

**Roof:** Composition

**Road Responsibility:**

**Pool:** No Features:

**Road Surface Type:**

**Driveway/Sidewalks:** Sidewalk/Curb/Gutter

**Spa:** Features:

**Utilities:** Public

**Other Structures:**

**Electric:** 220 Volts

**Lot Features:** Shape Regular

**Water Source:** Water District

**Irrigation:** None

**Topography:**

**Sewer:** Public Sewer

**Frontage Type:**

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## Association

Association: No

## Features:

Mandatory:

Fee:

Frequency:

Includes:

Name:

Phone:

Number of Units: 0

## Search Criteria:



## Presented By: C. Constantine

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## Realty Agents Inc

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1912 F St #110

Sacramento CA 95811

Phone: 916-999-9691



Start of photos for: 222005130 470 Lampasas Ave, Sacramento, CA 95815-2121



End of photos for: 222005130 470 Lampasas Ave, Sacramento, CA 95815-2121