

# Client Full with All Photos Report - Residential

Listings as of 05/19/2023 at 11:52AM

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ML#: 222032899

1240 Whitney Ranch Pkwy #335, Rocklin, CA 95765-5381

LP: \$315,000	Beds: 2	Baths: 2 (2 0)	Status: Closed 04/20/22 (\$345,000)	DOM/CDOM: 4/4
Price/SqFt: 384.19	Area: 12765	Year Built: 2007	SqFt: 898 Assessor Auto-Fill	Lot Sz (Ac): 0.0229



Pending Date: 03/22/22  
Close Date: 04/20/22  
CP % LP: 109.52  
Special List Cond: None

Close Price: \$345,000  
Close Price/SqFt: \$384.19

[Additional Pictures \(21\)](#)

[Map](#)

[Mortgage Calculator](#)

[Remarks](#)

**Public Remarks:** Own a 3rd story condo in Vicara Community of Whitney Ranch! 2 bedroom with 2 full bathrooms. Kitchen updated with large quartz counters, deep sink and laminate flooring. Living room with vaulted ceilings and open floor concept. Brand new AC. Community has a pool, playground and plans for a clubhouse. Across the street from Whitney Community Park, close to great schools, shopping, restaurants, and freeway access. \*Not\* an affordable housing unit, a regular sale.

## Directions

**Directions to Property:** Hwy 65 exit Whitney Ranch Pkwy. Right on Whitney Ranch

**Cross Street:** Wildcat Blvd

## General Information

Property Subtype:	Single Family Residence	Subdivision:
County:	Placer	Subdivision Developer:
APN:	489-240-045-000	Builder Name:
Zoning:	R	Builder Model:
Census Tract:	213.09	Subtype Description: Attached
Elevation:		Architectural Style:
Lot Size/Source:	0.0229	Assessor Auto-Fill
Lot Size Dimensions:		Construction Materials: Stucco,Frame,Wood
School District (County):	Placer	Foundation: Slab
Elementary School District:	Rocklin Unified	Parking Features: No Garage
Middle or Junior School District:	Rocklin Unified	
Senior High School District:	Rocklin Unified	Garage Spaces: 0

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:**

**Laundry Features:** Inside Area  
**Flooring:** Carpet,Laminate

**Levels:**  
**Lower Level:**

**Interior Features:**

**Main Level:** Bedroom(s),Kitchen

**Heating:** Central

**Upper Level:**

**Cooling:** Ceiling Fan(s),Central

**Basement:**

**Energy Efficient:**

**Living Room Features:** Cathedral/Vaulted

**Green Building Verification Type:**

**Dining Room Features:** Space in Kitchen

**Rating:**

**Family Room Features:**

**Body:**

**Master Bedroom Features:**

**Year:**

**Master Bathroom Features:**

**Window Features:**

**Bath Features:** Tub

**Fireplaces:** Features:

**Kitchen Features:** Quartz Counter

**Other Equipment:**

**Appliances:**

**Property Condition:**

**Remodeled/Updated:** Yes **Description:** Kitchen 0-5YR

**Number of Rooms:**

**ADU / 2nd Unit:** No

**Room Type:**

**Second Unit Type:**

**Second Unit Description:**

**Approx SqFt/Source:**

**Second Unit:**

<b>Dimensions:</b>	
Living Room:	Dining Room:
Family Room:	Kitchen:
Master Bedroom:	Bedroom 2:
Bedroom 3:	Bedroom 4:

**Rents For:** Bedrooms:

**Occupied:** Full Baths:

**Kitchen:** Partial Baths

**Private Entrance:**

## Exterior Information

**Accessibility Features:**

**Land Use:**

**Construction Materials:** Stucco,Frame,Wood

**Current Use:**

**Exterior Features:**

**Property Faces:**

**View Description:**

**Patio and Porch Features:**

**Distance to Public Transportation:**

**Fencing:**

**Distance from Shopping:**

**Roof:** Tile  
**Pool:** No Features:

**Horse Property:** No Features:

**Spa:** Features:  
**Other Structures:**  
**Lot Features:** Other

**Road Responsibility:**

**Road Surface Type:**

**Driveway/Sidewalks:**

**Topography:**

**Utilities:** Electric

**Frontage Type:**

**Electric:** 220 Volts in Laundry

**Water Source:** Water District

**Irrigation:** None

**Sewer:** Public Sewer

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## Association

Association: Yes

Features: Pool

Mandatory: Yes

Fee: \$222

Frequency: Monthly

Includes: Management,Pool,Recreation Facility,Roof,Trash,Maintenance

Name:

Exterior

Phone:

Number of Units: 0

## Search Criteria:



## Presented By: C. Constantine

License # 01946942

Primary: 916-999-9691

Email: cc@caseyconstantine.com  
http://caseyconstantine.com

## Realty Agents Inc

License # 02212087

1912 F St #110

Sacramento CA 95811

Phone: 916-999-9691



Start of photos for: 222032899 1240 Whitney Ranch Pkwy #335, Rocklin, CA 95765-5381



End of photos for: 222032899 1240 Whitney Ranch Pkwy #335, Rocklin, CA 95765-5381