

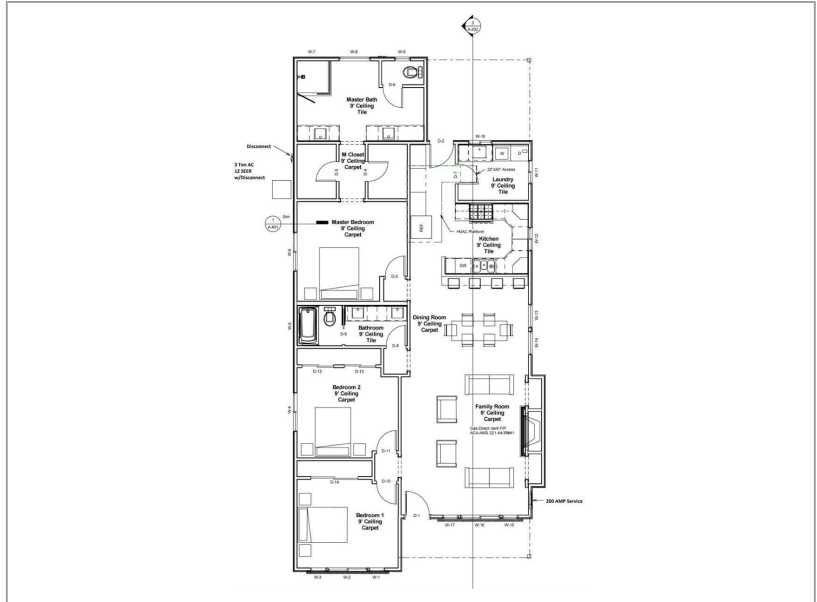
[Revise Listing](#)
[Property History](#)
Listing Summary
[Interactive Map](#)
[Report Violation](#)

Listing #14070308 **496 Smilax Ave, West Sacramento, CA 95605 *** **Active** (11/10/14) **DOM/CDOM: 0/0**
\$349,000 (LP) **Beds: 3** **Baths: 2 (2 0) (FH)** **Sq Ft: 1745** **Lot Sz: 7450sqft**
Price/SqFt: 200.00 **Area: 10605** **Yr: 2015**

Remarks

Great opportunity for buyers to customize their new home. Plans available from 1200 to 1800 sq ft single story and 2500 to 3000 sq ft two story, with 2 or 3 car garage option. Listing is based on a 1745 sq ft single story with two car detached garage. 3 lots available, for larger home lots can be joined. Builder is designer and broker so any scenario is feasible. Currently the three lots are under one assessor parcel number, process is under way to assign individual parcel numbers.

[Pictures \(3\)](#)



Agent	Rob Swift (ID: PSWIFGIL) Primary:916-899-0100 Lic: 00853319		
Office	Denali Homes, Inc (ID:01DHMI) Phone: 916-899-0100 Office Lic.: 01527062		
Property Type	Residential	Property Subtype(s)	1 House on Lot
Subtype Description	Semi-Custom		
Status	Active (11/10/14)		
Service Level	E		
Area	10605		
Subdivision			
Commission Type	Percentage of Sale		
Commission to Selling Office	Commission	Var/Dual Rate	
	2.5	No	
Apx SqFt-Primary Res	1745	Sq Ft Source	Builder Price / SqFt 200.00
Lot Sq Ft (approx)	7450	Lot Acres (approx)	0.1710
Apx SqFt-Second Res	0		
County	Yolo	APN	014-132-004-000
Beds	3	Baths (FH)	2 (2 0)
Year Built	2015		
Construct Est. Start	01/05/15		
Construct Est. End	07/01/15		
Map Book		Map Coordinates	,
Cross Street	Riverbank		
Listing Date	11/10/14	Entry Date	11/10/14
On Market Date	11/10/14		

Variable Price	No		
Original Price	349,000	Expiration Date	07/19/15
Occupant Name		Occupant Phone	
School County	Yolo (Elementary: Washington Unified; Junior High: Washington Unified; Senior High: Washington Unified)		
Confidential Agent Remarks	Approx. 6 months construction time		
Directions to Property	From I-80 take Reed Ave exit. Head East on Reed. Left on N. Harbor. Right on Riverbank. Right on Smilax Ave. Property on right after first house.		

General Information

Zoning	R1
Census Tract	101.02
Lot Dimensions	50x149
Construction	Frame
Foundation	Concrete Slab
Exterior	Stucco
Roof Description	Comp Shingle
Stories	1 Story
# of Garage Spaces	2
Garage	2 Car Detached, Garage Door Opener
House Faces	Southeast
Baths Other	Double Sinks, Shower Stall(s), Tile, Tub w/Shower Over
Master Bedroom	Closet Walk-In, Closet Walk-In 2+, Ground Floor
Master Bath	Closet Walk-In, Closet Walk-In 2+, Double Sinks, Shower Stall(s), Tile
Room Description	Downstairs Bedroom, Great Room Concept, Master Suite
Floor Covering(s)	Carpet, Stone, Tile
Laundry Description	Cabinets, Gas Hook-Up, Inside Room, Sink
Dining Description	Dining Bar, Dining/Family Combo
Kitchen Description	Counter Granite, Kitchen/Family Combo, Pantry Cabinet
Kitchen Appliances	Dishwasher, Disposal, Gas Plumbed, Ice Maker Plumbed, Microwave B/I, Range Gas F/S
No. Of Fireplaces	1
Fireplace Desc	Family Room, Gas Log, Gas Piped
Remodeled/Updated	No

Miscellaneous

HOA	No
CC&Rs	No
Site Description	Lake/River Access, Level
Road Description	Public Maintained
Pool	None
Landscape	Fenced Back, Front, Sprinkler Auto Front
Horse Property	No
Improvements	Sidewalk/Curb/Gutter
Features Misc	Patio Covered
Equipment	Cable TV Available, Networked
Air	Central
Heat	Central
Energy Features	Ceiling Fan(s), Dual Pane Full, Tankless Wtr Heater
Water	Public District
Utilities	All Public, Natural Gas, Natural Gas Avail
Sewer	In & Connected
Bonds/Asmts/Taxes	Unknown
REO	No
HUD	No
Auction	No
Existing Financing	Conventional
Terms	Conventional
Security Features	Carbon Mon Detector, Fire Alarm, Fire Supression Sys, Smoke Detector

Room Dimensions

Master Bedroom Dim.	14x128
Bedroom 2	13x116
Bedroom 3	13x116
Living Room	20x156

Family Room	15x12
Dining Room	15x8

Listing Information

Showing Instructions	Vacant w/Lockbox
Tenant	Yes
Possession	Recording
Type Listing	Exclusive Right

Privileged Information

Picture Provided By	Agent to Submit
Internet	Yes
Approved	Yes
Longitude / Latitude	-121.538788 / 38.598296
Agent Hit Counter	3
Public/Client Hit Counter	0

* Denotes information autofilled from tax records.

All measurements and all 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.

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 U.S. Patent 6,910,045
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