

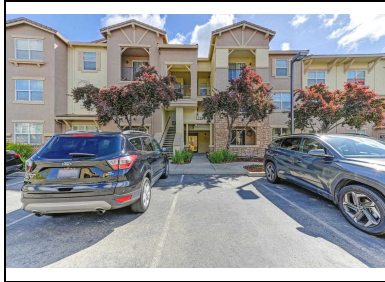
Client Full with 30 Photos Report - Residential

Listings as of 04/19/2024 at 12:23PM

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ML#: 224039696 1211 Whitney Ranch Pkwy #1027, Rocklin, CA 95765-6211

LP: \$243,376 Beds: 2 Baths: 2 (2 0) Status: N Active 04/18/24 DOM/CDOM: 1/1
 Price/SqFt: 271.02 Area: 12765 Year Built: 2007 SqFt: 898 Assessor Auto-Fill Lot Sz (Ac): 0.0229



Pending Date:
 Close Date: Close Price:
 CP % LP: Close Price/SqFt:
 Special List Cond: Housing Assist Program

[Additional Pictures \(60\)](#) [Map](#) [Mortgage Calculator](#)

Public Remarks: Don't miss this incredible opportunity to own this stunning model perfect condo in the highly desirable luxuries Whitney Ranch Area! This condo IS part of Rocklin's Affordable Housing Program which requires buyers full approval to purchase. This 2nd floor corner unit, in a quiet location with minimal neighbors! Open great room concept with a large sliding window door lets in tons of natural light and enjoy the walkout balcony for family gathering and BBQ's, large open kitchen with matching appliances and oversized pantry closet, 2 large bedrooms both having walk-in closets, 2 full bathrooms, indoor laundry room, new custom nurture paint throughout and so much more. The Community offers a gated swimming pool with deck area, new clubhouse and fitness center and a covenant children's playground. Conveniently located to Top Rated Schools, walking trails, Whitney Community Park is right across the street, and easy access to Hwy 65, shopping, restaurants and theatres. Get approved through the Rocklin's Affordable Housing Program and make this your new home!

Directions

Directions to Property: HWY 65 to Whitney Ranch Pkwy, left into the complex, take the 1st right turn, take the 1st left turn and the building on your right. Must park in an unassigned parking stop.

Cross Street: Wildcat Blvd

General Information

Property Subtype: Condominium	Subdivision: Vicara At Whitney Ranch Condo
County: Placer	Subdivision Developer:
APN: 489-260-063-000	Builder Name:
Zoning: Res	Builder Model:
Census Tract: 213.23	Subtype Description: Attached,Planned Unit Develop
Elevation:	Architectural Style: Contemporary
Lot Size/Source: 0.0229 Assessor Auto-Fill	Construction Materials: Stucco
Lot Size Dimensions:	Foundation: Slab
School District (County): Placer	Parking Features: No Garage,Assigned,Restrictions,Uncovered Parking Space,Guest Parking Available
Elementary School District: Rocklin Unified	Garage Spaces: 0
Middle or Junior School District: Rocklin Unified	Carport Spaces: 0
Senior High School District: Rocklin Unified	Open Parking Spaces: 0

Disclosures/Restrictions

Disclosures/Documents: CC&Rs,Seller Property Questionnaire,TDS Available,Pest Control Report Available **Bonds/Asmts/Taxes:** Unknown Desc:

Home Warranty: **County Transfer Tax Rate:** **City Transfer Tax Rate:**
Special Zones: **Restrictions:** Rental(s),See Remarks,Parking
Senior Community: No
Pets Allowed:

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Interior Information

Stories: 1
Location of Unit: Close to Clubhouse,End Unit,Unit Above,Unit Below
Levels: Two
Lower Level:
Main Level: Bedroom(s),Dining Room,Master Bedroom,Kitchen
Upper Level:
Basement:
Living Room Features: Other
Dining Room Features: Breakfast Nook,Dining/Family Combo,Space in Kitchen,Formal Area
Family Room Features:
Master Bedroom Features:
Master Bathroom Features:
Bath Features: Tub w/Shower Over
Kitchen Features: Breakfast Area,Pantry Closet,Granite Counter,Kitchen/Family Combo
Appliances:

Laundry Features: Washer/Dryer Stacked Included,Inside Room
Flooring: Carpet,Linoleum
Interior Features:
Heating: Central
Cooling: Ceiling Fan(s),Central
Energy Efficient:
Green Building Verification Type:
Rating:
Body:
Year:
Window Features:
Fireplaces: Features:
Other Equipment:
Property Condition:
Remodeled/Updated: Unknown **Description:**

Number of Rooms:
Room Type: Master Bathroom,Great Room,Laundry

ADU / 2nd Unit: No
Second Unit Type:
Second Unit Description:
Approx SqFt/Source:

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

Second Unit:	
Rents For:	Bedrooms:
Occupied:	Full Baths:
Kitchen:	Partial Baths:
Private Entrance:	

Exterior Information

Accessibility Features:
Construction Materials: Stucco
Exterior Features: Balcony
Patio and Porch Features:
Fencing:
Roof: Tile
Pool: Yes **Features:** Built-In,Common Facility,Fenced
Spa: Features:
Other Structures:
Lot Features: Other
Topography:
Frontage Type:

Land Use:
Current Use:
Property Faces:
View Description:
Distance to Public Transportation:
Distance from Shopping:
Horse Property: No **Features:**
Road Responsibility:
Road Surface Type:
Driveway/Sidewalks:
Utilities: Public
Electric: 220 Volts in Laundry
Water Source: Public
Irrigation: Other
Sewer: Public Sewer

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Association

Association: Yes

Features: Pool

Mandatory: Yes

Fee: \$262

Frequency: Monthly

Includes: Management,Pool,Maintenance Grounds

Name: Community Association Management Services Inc

Phone: (916) 771-8777

Number of Units: 0

Search Criteria:



Presented By: Ralph J Martini Jr

License # 01159259
Primary: 916-782-0543
Secondary: 916-782-0543 x543
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Email: rmartini@golygon.com
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Lyon RE Roseville

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<http://www.golygon.com/offices/roseville>



Start of photos for: 224039696 1211 Whitney Ranch Pkwy #1027, Rocklin, CA 95765-6211



End of photos for: 224039696 1211 Whitney Ranch Pkwy #1027, Rocklin, CA 95765-6211