PROPERTY REPORT

7723 Smoley Way, Citrus Heights, CA 95610

4 Bedrooms

3 Bathrooms

1,967 Square feet





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4 BED

3 BATH

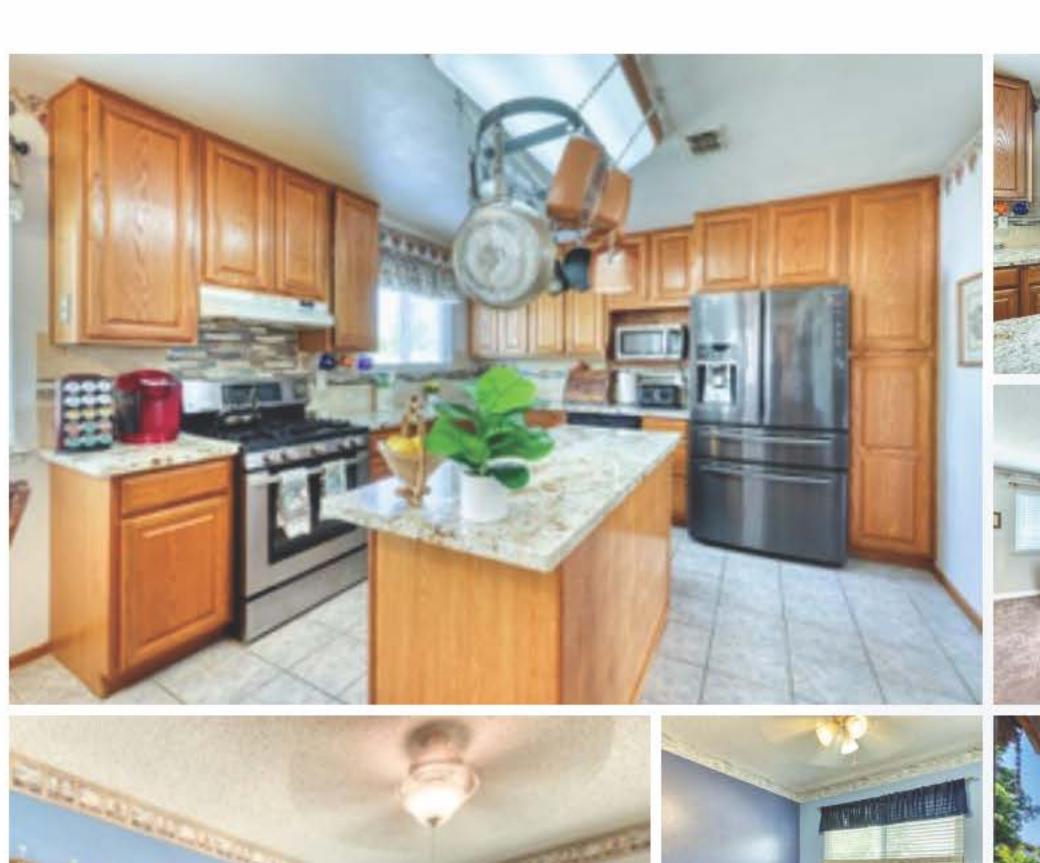




1,967 sq ft

1976 BUILT IN













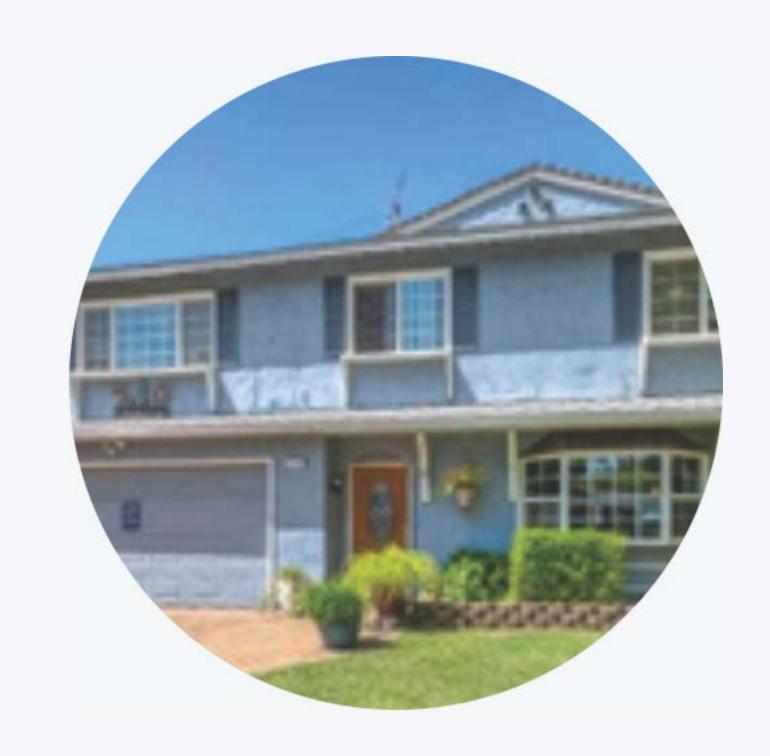






SUMMARY

Phenomenal Opportunity - Large Spacious 4 bedroom conveniently located near schools, parks, and shopping. Step into cozy family room with real hardwood floors, bay window, and brick fireplace. Updated kitchen features granite counters, stainless appliances, and center island for abundance of counter space. Large upstairs loft idea for family fun and entertaining and opens to spacious covered outdoor deck. Cozy master suite with private bath and outside access to deck. The back yard greats you with covered patio, koi pond, 2 storage sheds and RV/Boat access.





VERY CONVENIENT AREA

Most major services in this area are located within 1 mile.



THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.



NEIGHBORHOOD EATS

This home is located near **155** moderately priced restaurants rated four stars and up.



GREAT SCHOOLS

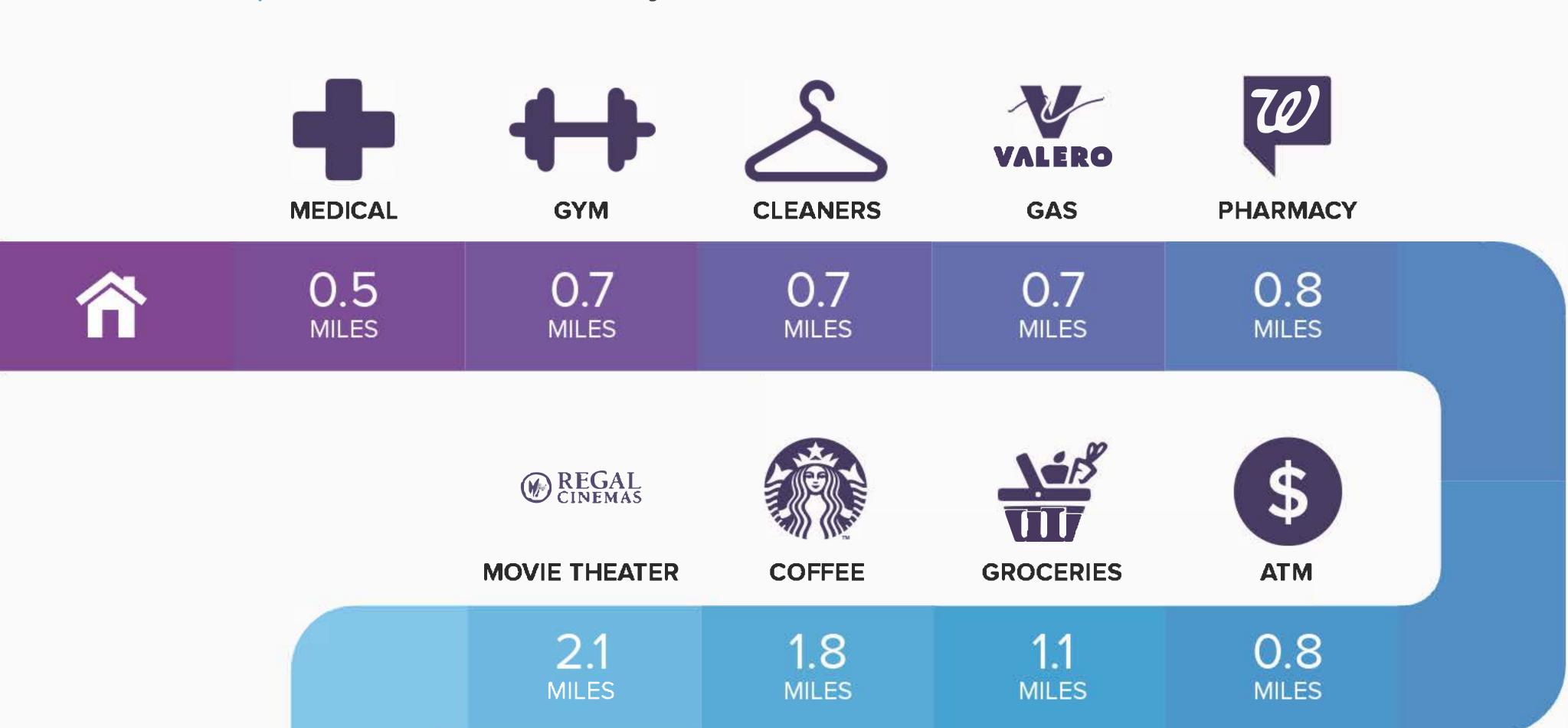
The schools for this home are **average** for this neighborhood



AREAREPORT

VERY CONVENIENT

This home is in a very convenient area. Some daily errands in this location require a car and most major services are within 1 mile.

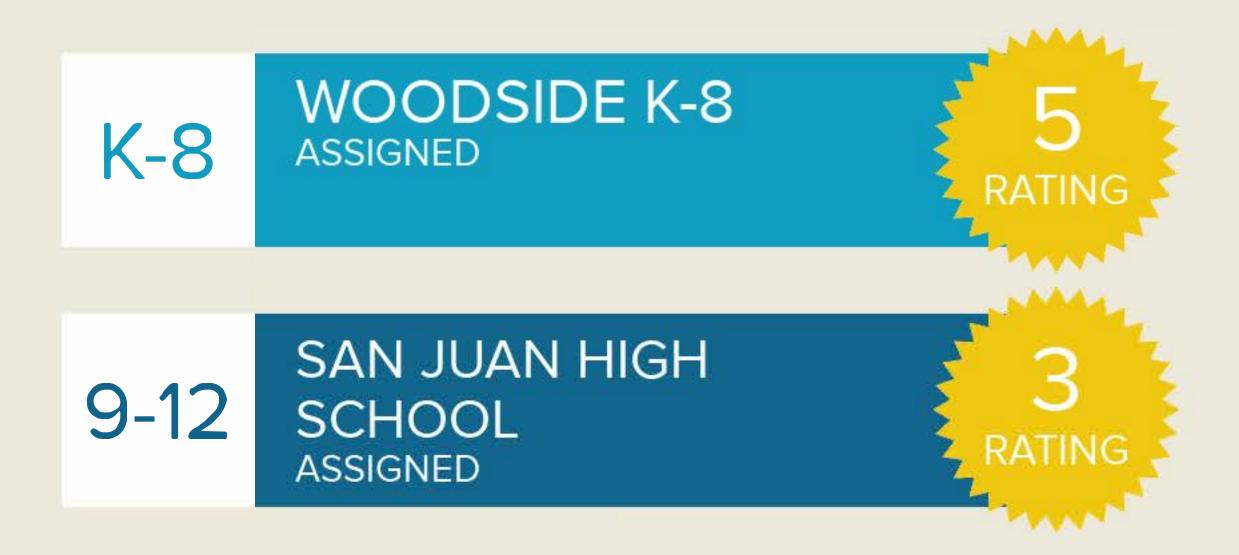




SCHOOL REPORT

SCHOOLS IN YOUR AREA

The assigned schools are average for the area. There are also 44 private schools and 2 charter schools within 5 miles.







THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

POPULAR

B	PARK WILLARD DIETRICH PARK	1.9 MILES
R	GOLF COURSE SUNRISE GOLF COURSE	1.9 MILES
	DOG PARK PHOENIX PARK	4.3 MILES
****	LAKE NATOMA	4.7 MILES



OUTDOOR

REPORT



FOOD REPORT



NEIGHBORHOOD EATS

This home is located near 155 moderately priced restaurants and has an above average variety of cuisines.



GOOD EATS BY CATEGORY

-AST FOOD	35
MEXICAN	30
AMERICAN	30
ASIAN	14
TALIAN	8
BARBECUE	8
SEAFOOD	6
CAFES, COFFEE AND TEA	5
JAPANESE	5
OTHER	14

DISCLAIMER: The information in this report is from third-party sources and its accuracy cannot be guaranteed.

To learn more about this home or to see other great homes in your area, please contact:



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