


PROPERTY REPORT

7723 Smoley Way, Citrus Heights, CA 95610

 4 Bedrooms

 3 Bathrooms

 1,967 Square feet



KHALED A. ELENA

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548 Gibson Dr Suite 200, Roseville, CA 95678



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 greets 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



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AREA REPORT



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.



MEDICAL



GYM



CLEANERS



GAS



PHARMACY



0.5
MILES

0.7
MILES

0.7
MILES

0.7
MILES

0.8
MILES



MOVIE THEATER



COFFEE



GROCERIES



ATM

2.1
MILES

1.8
MILES

1.1
MILES

0.8
MILES

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



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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.

K-8

WOODSIDE K-8
ASSIGNED

5
RATING

9-12

SAN JUAN HIGH
SCHOOL
ASSIGNED

3
RATING



DISCLAIMER: School data is provided by Great Schools, ATTOM Data Solutions and agent selection. It is intended for reference only. Contact the school or district directly to verify enrollment eligibility.



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OUTDOOR REPORT



THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

POPULAR

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



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FOOD REPORT



NEIGHBORHOOD EATS

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

172



WITHIN 5 MILES

\$



\$\$



\$\$\$



\$\$\$\$



GOOD EATS BY CATEGORY

FAST FOOD	35
MEXICAN	30
AMERICAN	30
ASIAN	14
ITALIAN	8
BARBECUE	8
SEAFOOD	6
CAFES, COFFEE AND TEA	5
JAPANESE	5
OTHER	14

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



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