# \$380,000 - 119 Flat Rock Drive, Folsom

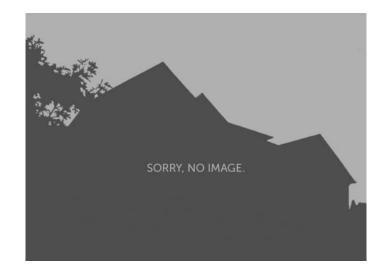
MLS® #223110379

# \$380,000

Bedroom, Bathroom, 38,333 sqft Land on 0.88 Acres

N/A, Folsom, CA

A pleasure to introduce you to a space with tremendous potential. When its time to make dreams. come true you'd realize its 119 Flat Rock Dr, in Folsom California. This wooded residential Lot is located at the American River Canyon North community, it's one of the largest lots at .88 Acres. Rare since it's the last undeveloped lot available. No Mello roos taxes , and the HOA here is optional. At the back of the property there is a forested greenbelt with a year long creek. This means you will never have any backyard neighbors, and will always be close to nature. The property has an incline to the street, yet is mainly flat, ideal for construction. Build plans are available for a nearly 3000 Sq residence, and builder partners are available to offer you a custom home design. The amenities in the area include nearby Folsom lake, the Beals Point Recreation Area, The Granite Bay Golf Club, Davies park, and easily accessible walking and bike trails. As well as an excellent school district. While the neighborhood itself is made up of million dollar homes. Livin' Fine in Folsom is one of the best decisions you will make. Dream it big and make it your reality.



#### **Essential Information**

MLS® # 223110379 Listed Price \$380,000 Square Footage 38,333 Acres 0.88 Type Land

Sub-Type Residential Lot

Status Active

# **Community Information**

Address 119 Flat Rock Drive

Area 10630 Subdivision N/A

City Folsom

County Sacramento

State CA Zip Code 95630

#### **Amenities**

Utilities Public, Water Available, Natural Gas Available

#### **Exterior**

Lot Description Curb(s), Shape Regular, Greenbelt, Stream Year Round, Street

Light(s),Paved

#### **School Information**

District Folsom-Cordova
Elementary Folsom-Cordova
Middle Folsom-Cordova
High Folsom-Cordova

# Lot Information

Septic Fields Public Sewer

Water Public

Development StatuSurveyed, Improvement Plans Available, Lot Build To Suit, Topography

Map Available

## **Additional Information**

Date Sold November 14th, 2023

Zoning Residential, Single-Family

# **Listing Details**

Listing Office Tower Real Estate Brokers Inc.

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All measurements and all calculations of area (i.e., Sq Ft and Acreage) are approximate. Broker has represented to MetroList that Broker has a valid listing signed by seller authorizing placement in the MLS. Above information is provided by Seller and/or other sources and has not been verified by Broker. Copyright 2024 MetroList Services, Inc.

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Listing information last updated on May 19th, 2024 at 8:16am PDT

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