

\$1,950,000 - 7101 Van Maren Lane, Citrus Heights

MLS® #224016926

\$1,950,000

Bedroom, Bathroom, 429,937 sqft

Land on 9.87 Acres

N/A, Citrus Heights, CA

Introducing a unique opportunity to own a truly one-of-a-kind, park-like setting nestled in the center of a family-friendly city. This sprawling ESTATE SIZED PARCEL is nearly 10 acres and affords serene privacy yet is located conveniently close to services, schools, and recreation with easy commutes in all directions. Picture yourself surrounded by majestic oaks and the tranquil flow of Cripple Creek! Build your own custom home or family estate on this beautiful property. ATTENTION ALL VISIONARIES, BUILDERS AND INVESTORS - The City of Citrus Heights zoning is RD-5 (*Low Density Residential, appropriate for detached single dwellings, ADUs and more; minimum interior lot sizes are 5,000 square feet and corner lots 6,000 square feet").



Essential Information

MLS® #	224016926
Listed Price	\$1,950,000
Square Footage	429,937
Acres	9.87
Type	Land
Sub-Type	Residential Acreage
Status	Active

Community Information

Address	7101 Van Maren Lane
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Area	10621
Subdivision	N/A
City	Citrus Heights
County	Sacramento
State	CA
Zip Code	95621

Amenities

Utilities	Public
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Exterior

Lot Description	Shape Regular,Stream Year Round,See Remarks
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School Information

District	San Juan Unified
Elementary	San Juan Unified
Middle	San Juan Unified
High	San Juan Unified

Lot Information

Septic Fields	Public Sewer
Water	Public
Development Status	Raw Land,Subdivision Possible,Lot Split Possible,None,See Remarks

Additional Information

Date Sold	March 9th, 2024
Zoning	Residential,Split Possible,See Remarks

Listing Details

Listing Office	Lyon RE Rocklin
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MetroList 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.

Listings marked with V* indicate the seller is willing to entertain offers within a Listing Price range. For example, a Price of \$140,000-\$170,000 indicates the seller will entertain offers from \$140,000 to \$170,000.

Listing information last updated on May 18th, 2024 at 1:17am PDT

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