

# \$594,000 - 7760 Lialana Way, Citrus Heights

MLS® #224022980

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## \$594,000

Bedroom, Bathroom,  
Residential Income on 0.28 Acres

Sunrise Oaks, Citrus Heights, CA

Duplex with Vacant Owner Occupied unit or Great Investment Property with both units rented. 2 Bdrm 2Ba 1 car garg with Large Yard available to view. Occupied unit is 2 bdrm 1 ba 1 car garg @ \$1375/month. Enjoy your new home with Rental Income to off set your mortgage payment. Better than buying a 2 bdrm half plex-compare the cost. Both units have Newer Flooring, Interior Paint, Granite Kitchen counters and updated bathrooms.



Built in 1976

## Essential Information

MLS® #	224022980
Listed Price	\$594,000
Acres	0.28
Year Built	1976
Type	Residential Income
Sub-Type	Duplex
Style	Ranch
Status	Pending

## Unit 1 Information

Rent	\$1,500
Bathrooms	1
Square Footage	918

## Unit 2 Information

Bedrooms	2
Bathrooms	2

Square Footage     1,000

**Community Information**

Address                7760 Lialana Way  
Area                    10610  
Subdivision           Sunrise Oaks  
City                    Citrus Heights  
County                Sacramento  
State                   CA  
Zip Code              95610-5023

**Amenities**

Parking Spaces     2  
Parking                Attached,Garage Door Opener  
# of Garages         2

**Interior**

Interior                Tile,Laminate,Linoleum,Wood  
Appliances           Dishwasher,Disposal,Self/Cont    Clean    Oven,Free    Standing    Electric  
                                 Oven,Free Standing Electric Range  
Heating                Central,Fireplace(s),Natural Gas  
Cooling                Central  
Stories                 One

**Exterior**

Lot Description      Auto Sprinkler F&R,Corner,Curbs/Gutters,Sidewalk  
Roof                    Shingle,Composition  
Foundation           Slab

**School Information**

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

**Additional Information**

Date Sold              March 22nd, 2024  
Zoning                  Duplex   RD20

**Listing Details**

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Listing information last updated on May 18th, 2024 at 1:16pm PDT

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