\$565,000 - 183 Crutcher Court, Auburn

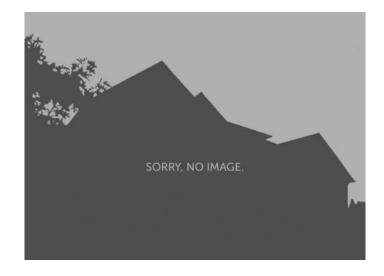
MLS® #224026025

\$565,000

Bedroom, Bathroom, Residential Income on 0.09 Acres

N/A, Auburn, CA

Location! Location! This adorable 1928 duplex cottage has been lovingly cared for and is the last property located on a quiet cul-de-sac. Residents enjoy a path into the heart of downtown Auburn with restaurants, shops, theatre, and community events all within an easy stroll. Each unit has has 1 bedroom/1 bath with living, kitchen, eat-in dining, inside laundry, and a generously sized bedroom. Units measure just shy of 600SF and include ample storage w/period specific nooks/crannies unique to a 1920s build. Each side is separately metered for utilities and comes with a recently redesigned water wise, low maintenance front yard with manual sprinklers. There is a gated driveway and storage under the rear side for each unit. Over the last three years, the property has received: a new roof, gutters, mini-split heat and AC units (two on each side) for comfort, new vinyl plank floors, remodeled bathrooms with Corian solid surface shower walls, new stoves, quartz countertops along with new faucets and hardware, new dual-pane bedroom windows, ceiling fans and blinds w/fresh paint. The original floor furnaces still work and are very cost effective. Currently, one unit is tenant occupied and another unit is vacant. Live on one side and rent the other! Cap Rate 5.4%



Built in 1928

Essential Information

MLS® # 224026025

Listed Price \$565,000

Acres 0.09 Year Built 1928

Type Residential Income

Sub-Type Duplex Status Active

Unit 1 Information

Bedrooms 1

Bathrooms 1

Square Footage 573

Unit 2 Information

Rent \$1,440

Bedrooms 1
Bathrooms 1

Square Footage 573

Community Information

Address 183 Crutcher Court

Area 12301 Subdivision N/A

City Auburn
County Placer

State CA

Zip Code 95603-4716

Amenities

Parking Spaces 2

Parking Off Street

Interior

Interior Vinyl

Heating MultiUnits,MultiZone,See Remarks
Cooling MultiUnits,See Remarks,MultiZone

Stories One

Exterior

Lot Description Private, Secluded, Cul-De-Sac, Sidewalk, Landscape Front

Foundation PillarPostPier, Raised

School Information

District Placer Union High

Elementary Auburn Union
Middle Auburn Union

High Placer Union High

Additional Information

Date Sold March 29th, 2024

Zoning R2

Listing Details

Listing Office Recovery Realty

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MetroList

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Listing information last updated on May 17th, 2024 at 1:47am PDT

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