

# **\$565,000 - 183 Crutcher Court, Auburn**

MLS® #224026025

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## **\$565,000**

Bedroom, Bathroom,  
Residential Income on 0.09 Acres

N/A, Auburn, CA

Location! 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	Pillar Post Pier, 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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Listing information last updated on May 17th, 2024 at 1:47am PDT

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