# \$375,000 - 6721 Vivienda Lane, Citrus Heights

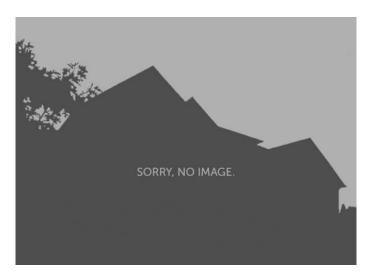
MLS® #224026237

#### \$375,000

3 Bedroom, 2.00 Bathroom, 1,241 sqft Residential on 0.07 Acres

Crosswoods East, Citrus Heights, CA

Discover this desirable 3-bedroom, single-story townhome nestled in a quiet cul-de-sac within the sought-after Crosswoods East community! This serene neighborhood boasts a well-kept environment, abundant mature trees, scenic walking paths, and a glistening pool to cool off during those warm summer months. Step inside to find a spacious open floor plan, perfect for relaxation and gatherings, complemented by brick fireplace to warm those chilly winter evenings. The kitchen offers ample cabinet and counter space plus a breakfast bar, all opening to the dining area, making it ideal for hosting. Enjoy the convenience of indoor/outdoor living with direct access to the backyard from the dining area. Additionally, this home is equipped with an attached 2-car garage. Surrounded by trees, greenbelts, and walking trails, you'll enjoy a tranguil escape from the daily hustle and bustle, yet remain conveniently close to a wide array of shopping and dining options, parks, schools, and easy access to Hwy 80. This home is awaiting your personal touch and a little TLC to transform it into your dream space.



Built in 1979

#### **Essential Information**

MLS® #	224026237
Sale Price	\$365,000
Listed Price	\$375,000

3
2.00
1
1
1,241
0.07
1979
Residential
Townhouse
Other
Closed

## **Community Information**

Address	6721 Vivienda Lane
Area	10621
Subdivision	Crosswoods East
City	Citrus Heights
County	Sacramento
State	CA
Zip Code	95621-4330

## Amenities

Utilities	Cable Available, Cable Connected, Public, Internet Available, Natural Gas Connected
Parking	Attached, Garage Door Opener, Garage Facing Front
# of Garages	2
Has Pool	Yes
Pool	Common Facility
Interior	
Appliances	Free Standing Refrigerator,Gas Water Heater,Dishwasher,Disposal,Free Standing Electric Oven,Free Standing Electric Range
Appliances Heating	
	Standing Electric Oven, Free Standing Electric Range
Heating	Standing Electric Oven, Free Standing Electric Range Central, Fireplace(s), Gas
Heating Cooling	Standing Electric Oven, Free Standing Electric Range Central, Fireplace(s), Gas Ceiling Fan(s), Central
Heating Cooling Fireplace	Standing Electric Oven, Free Standing Electric Range Central, Fireplace(s), Gas Ceiling Fan(s), Central Yes

## Exterior

Lot Description	Auto Sprinkler F&R,Cul-De-Sac,Greenbelt,Landscape Back,Landscape Front
Roof	Shingle,Composition
Construction	Frame,Wood
Foundation	Slab

## **School Information**

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

## Lot Information

Septic Fields	In & Connected, Public Sewer
Water	Public

### **Additional Information**

Date Sold	April 24th, 2024
Zoning	RDSPD
HOA Fees	460
HOA Fees Freq.	Monthly

## **Listing Details**

Listing Office Redfin Corporation

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Listing information last updated on May 18th, 2024 at 8:02am PDT

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