# \$1,125,000 - 237 Daniels Drive, Auburn

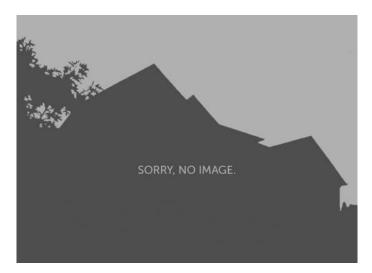
MLS® #224029641

### \$1,125,000

Bedroom, Bathroom, Residential Income on 0.32 Acres

### N/A, Auburn, CA

SPECTACULAR FOUR-UNIT COMPLEX made up to two high quality duplexes. Units have been maintained in excellent condition and have 2 bedrooms and 1 bath in each side with a laundry area. There is a sunny, open deck in front of each unit plus shed space measuring about 8 x 10 for each of the four units. Two of the four units have recently installed lifeproof" flooring, and the other two have carpet. All had fresh paint before their most recent tenants moved in. Last November, an inspection and pest inspection was completed for the property. Since that time, all four decks have been redone. Predominantly single family residential neighborhood. Please do not disturb the tenants.



Built in 1963

#### **Essential Information**

| MLS® #       | 224029641          |
|--------------|--------------------|
| Listed Price | \$1,125,000        |
| Acres        | 0.32               |
| Year Built   | 1963               |
| Туре         | Residential Income |
| Sub-Type     | Other              |
| Style        | Ranch              |
| Status       | Active             |

### **Unit 1 Information**

| Rent           | \$1,588 |
|----------------|---------|
| Bedrooms       | 2       |
| Bathrooms      | 1       |
| Square Footage | 714     |

### **Unit 2 Information**

| \$1,550 |
|---------|
| 2       |
| 1       |
| 714     |
|         |

## **Unit 3 Information**

| Rent           | \$1,589 |
|----------------|---------|
| Bedrooms       | 2       |
| Bathrooms      | 1       |
| Square Footage | 714     |

## **Unit 4 Information**

| Rent           | \$1,590 |
|----------------|---------|
| Bedrooms       | 2       |
| Bathrooms      | 1       |
| Square Footage | 714     |

## **Community Information**

| Address     | 237 Daniels Drive |
|-------------|-------------------|
| Area        | 12301             |
| Subdivision | N/A               |
| City        | Auburn            |
| County      | Placer            |
| State       | CA                |
| Zip Code    | 95603             |

## Amenities

| Parking Spaces | 6                           |
|----------------|-----------------------------|
| Parking        | Off Street, Open, Uncovered |

## Interior

| Interior   | Carpet,Laminate                      |          |          |      |              |     |
|------------|--------------------------------------|----------|----------|------|--------------|-----|
| Appliances | Built-In                             | Electric | Oven,Gas | Cook | Top,Built-In | Gas |
|            | Oven,Dishwasher,Disposal,See Remarks |          |          |      |              |     |

| Heating | Central |
|---------|---------|
| Cooling | Central |
| Stories | One     |

### Exterior

| Lot Description | Shape Regular |
|-----------------|---------------|
| Roof            | Composition   |
| Foundation      | Raised        |

### **School Information**

| District   | Placer Union High   |
|------------|---------------------|
| Elementary | Ackerman Elementary |
| Middle     | Auburn Union        |
| High       | Placer Union High   |

### **Additional Information**

| Date Sold | March 28th, 2024 |
|-----------|------------------|
| Zoning    | RS-AG            |

### **Listing Details**

Listing Office Paul L Brecher Real Estate

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Listing information last updated on May 17th, 2024 at 12:18pm PDT

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