

Patrick Warholic proudly presents:
739 Sturbridge Drive, Folsom, CA
\$599,000 (\$141.21/sq.ft.), Short Sale

For more information or a private showing call 916-208-3892
Or go online and see: www.739Sturbridge.com



The Luxury of Space – Where the Views Alone are Worth the Price

*Add the sweeping panoramas of the rolling hills surrounding this beautiful neighborhood to the striking interior of this elegant and HUGE home with **first floor master suite** located in Folsom's prestigious Empire Ranch and few homes remain which can compare.*

- 4/8 Bedroom, 4 Bath, 4,212 sq. ft., 3+ Car Garage
- Alaska sized rooms. Sorry Texas, our biggest state is needed to describe this extra-spacious four to eight bedroom home (yes, options for up to 8 bedrooms).
- Backyard landscaping started with most expensive part completed. Large patio extends from one side of the house to the other, sweeping around one side to the front fence providing spacious paved parking for possible side yard access for RV parking and or other toys. Lawn, shrubs, and trees open to new owner's design.
- Try new recipes in the expansive, warm, open kitchen overlooking family room, patio, and back yard. Plenty of room for two cooks & is ideal for entertaining and family life. Enjoy beautiful stained wood cabinetry and gleaming tile counter space.
- Enjoy your meals in the bright & open breakfast nook, or venture outside to eat on patio and enjoy the view.

Special Opportunity for Buyer: If Buyer qualifies, a Money Merge Account™ Program is now available which could allow a Buyer to possibly pay off any 30 year mortgage in as little as 8 to 11 years, with no change in budget or lifestyle. Call for details at 916-208-3892.

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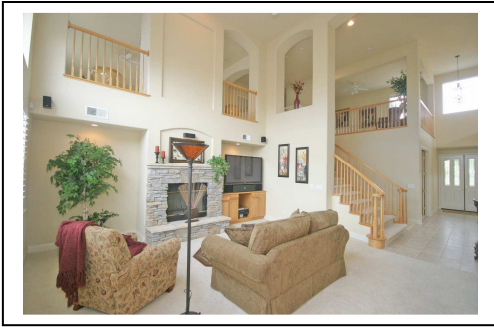
COLDWELL
BANKER
RESIDENTIAL BROKERAGE

See www.739Sturbridge.com for more details



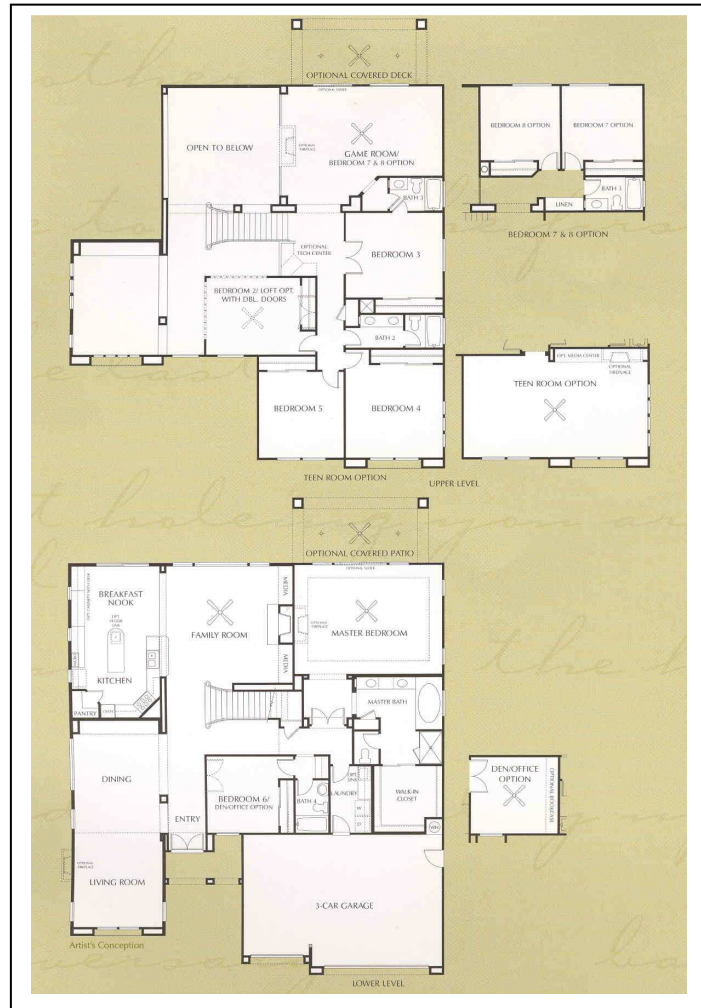
Location Information:

Subdivision:	Empire Ranch Village 40b2
School District:	Folsom Cordova
Map Page/Grid:	262-A6
APN	072-2010-039-0000
MLS Number	MetroList 70111237



Property Characteristics:

Type Property:	1 Family Residential
Lot Acres:	0.219
Stories:	2
Building Sq. Ft.:	4,212
Bedrooms:	4/8
Bathrooms:	4 (4,0)
Fireplaces:	3 (FR, MBR, Game Rm)
Garage:	3+ -Car
Year Built:	2003



The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. The prospective buyer should verify the information contained herein.