

# Welcome Home !



Citrus Heights , CA 95621

**WEB: [ForSaleInCitrusHeights.com](http://ForSaleInCitrusHeights.com)**

- » **Beds:** 3 | **Baths:** 2 Full
- » **MLS #:** 19014467
- » Single Family | 1,404 ft<sup>2</sup> | Lot: 7,405 ft<sup>2</sup>
- » Relaxing Poolside Patio with built in Shade!
- » Clean as a whistle with tile floors and lot of Open Space
- » Remodeled Kitchen with Custom Tilework and plenty of Space
- » Low Maintenance Landscaping Front and Back !
- » Great Location ! Centrally located near Mercy Hospital and Shopping!

QR Code



**Barry Mathis**  
**(916) 225-7777 (Direct)**  
**[Barry@BrokerBarry.com](mailto:Barry@BrokerBarry.com)**

**<http://https://barrymathis.exprealty.com/agents/19539/Barry+Mathis>**

**eXp Realty of California, Inc**  
**2603 Camino Ramon, Suite 200**  
**San Ramon, CA 94583**  
**916.225.7777**

Mid 300s



Turn Key Home! Built to last with tile floors throughout. Open floorplan means there is plenty of room for all your friends and family to be together or have their own space. Updated kitchen with lots of storage opens up to a spacious living and family room. The low maintenance yard means you will have plenty of time to play in the oversized pool! New Roof, Water Heater and freshly painted. Come check it out and see if you can find the one thing that this house has that no other home you see likely has. A fourth bedroom or office could easily be added if that works better for your life While you are here, imagine that you are relaxing by the pool having a cookout with your loved ones. Can you hear the steaks sizzling? This home is ready for your VA or first time home buyer. A recent home inspection is available with most items having already been addressed. You can move forward with confidence knowing that there are no major issues that will interfere with your dream of owning your own home.

