



Patrick Warholic proudly presents:
748 Sturbridge Drive, Folsom, CA
\$875,000 (4,212 sq.ft. at \$207.74/sq.ft.)

For more information or a private showing call 916-208-3892
Or go online and see: www.748Sturbridge.com



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

*Add the sweeping panoramas of a nature wetland and rolling hills of a wide open green belt 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).
- Pool Au Naturel: Designed as if by nature itself. Custom-built pool overlooking greenbelt is crowning touch to this breath-taking home. Anchored at each end by large circular fountains with spillway water falls into the pool provide the natural ambiance of a mountain stream as you entertain on the expansive patio and pool decking complete with custom BBQ cooking center.
- Try new recipes in the expansive, warm, open kitchen overlooking family room, pool, and nature preserve. Plenty of room for two cooks & is ideal for entertaining and family life. Enjoy beautiful cherry stained wood cabinetry and gleaming granite slab counter space.
- Enjoy your meals in the bright & open breakfast nook, or venture outside to eat poolside and enjoy the view.

Special Financing Package for Buyer: If Buyer uses Seller's lender for very competitive loan package, Seller will provide Buyer with a coveted Money Merge Account (MMA) which could allow Seller to possibly pay off a 30 year mortgage in as little as 8 to 11 years. Call for details.

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See www.748Sturbridge.com for more details



Location Information:

Subdivision:	Empire Ranch Village 40b2
School District:	Folsom Cordova
Map Page/Grid:	262-A6
APN	072-2010-001-0000
MLS Number	MetroList 70071574

Property Characteristics:

Type Property:	1 Family Residential
Lot Acres:	0.210
Stories:	2
Building Sq. Ft.:	4,212
Bedrooms:	4/8
Bathrooms:	4 (4,0)
Fireplaces:	4 (FR, LR, MBR, RecRM)
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.