

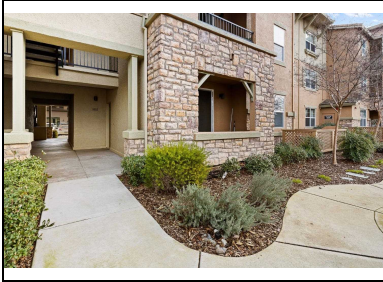
Client Summary Report - Residential

Listings as of 02/25/2025 at 10:04AM

Listing Number: 225018763 Page: 1

ML#: 225018763 **1221 Whitney Ranch Pkwy #1112, Rocklin, CA 95765**

LP: \$271,943	Beds: 2	Baths: 2 (2 0)	Status: Active 02/18/25	DOM/CDOM: 7/7
Price/SqFt: 302.83	Area: 12765	Year Built: 2007	SqFt: 898 Assessor Agent-Fill	Lot Sz (Ac): 0.0230



Pending Date:
Days in Escrow: 0
Close Date: **Close Price:**
CP%LP:
Close Price/SqFt:
Special List Cond: Housing Assist Program,Other

Listing Service: Full Service

[Additional Pictures](#) (34)

[Map](#)

[Mortgage Calculator](#)

Zoning: R1	County: Placer	Property Subtype: Condominium
Census Tract: 213.23	APN: 489-270-002-000	Bonds/Asmts/Taxes: Unknown
2nd Unit Apprx SqFt:	Subdivision: Vicara at Whitney	Association: Yes Assn Mandatory: Yes
Main Level: Bedroom(s),Living Room,Dining Roo	Builder Name:	Assn Fee: \$272 Monthly
Foundation: Slab	Builder Model:	Assn Fee Incl: Management,Common Areas,Pool,Recreation Facility,Maintenance Exterior,See Remarks,Maintenance
Carport Spaces: 0 Garage Spaces: 0	EL: Rocklin Unified	Assn Name: Community Association Management Services
Open Parking Spaces: 0	JR: Rocklin Unified	Assn Phone: (916) 771-8777
Parking Feat: Uncovered Parking Space	SR: Rocklin Unified	

Public Remarks (partial): This charming 2 bedroom, 2 bath condo is move-in ready & freshly painted, offering a welcoming, turnkey space perfect for your next home. The open-concept kitchen & living room create a comfortable & functional living area, while the two spacious bedrooms provide plenty of room to relax. There's a great covered patio, which would be perfect for enjoying your morning coffee. The community is packed with fantastic amenities, including a gated swimming pool with a deck area, a newly renovated clubhouse, a fitness center, and a children's playground. Conveniently

Cross Street: Wildcat Blvd **Directions (partial):** Ranch View Drive to Wildcat Blvd to Whitney Ranch Parkway



Presented By: Steve J Lamothe JR

License # 01953465
Primary: 916-665-0392

Fax: 916-771-4804
Email: steve@homesbyelevate.com
<http://www.homesbyelevate.com>

Keller Williams Realty

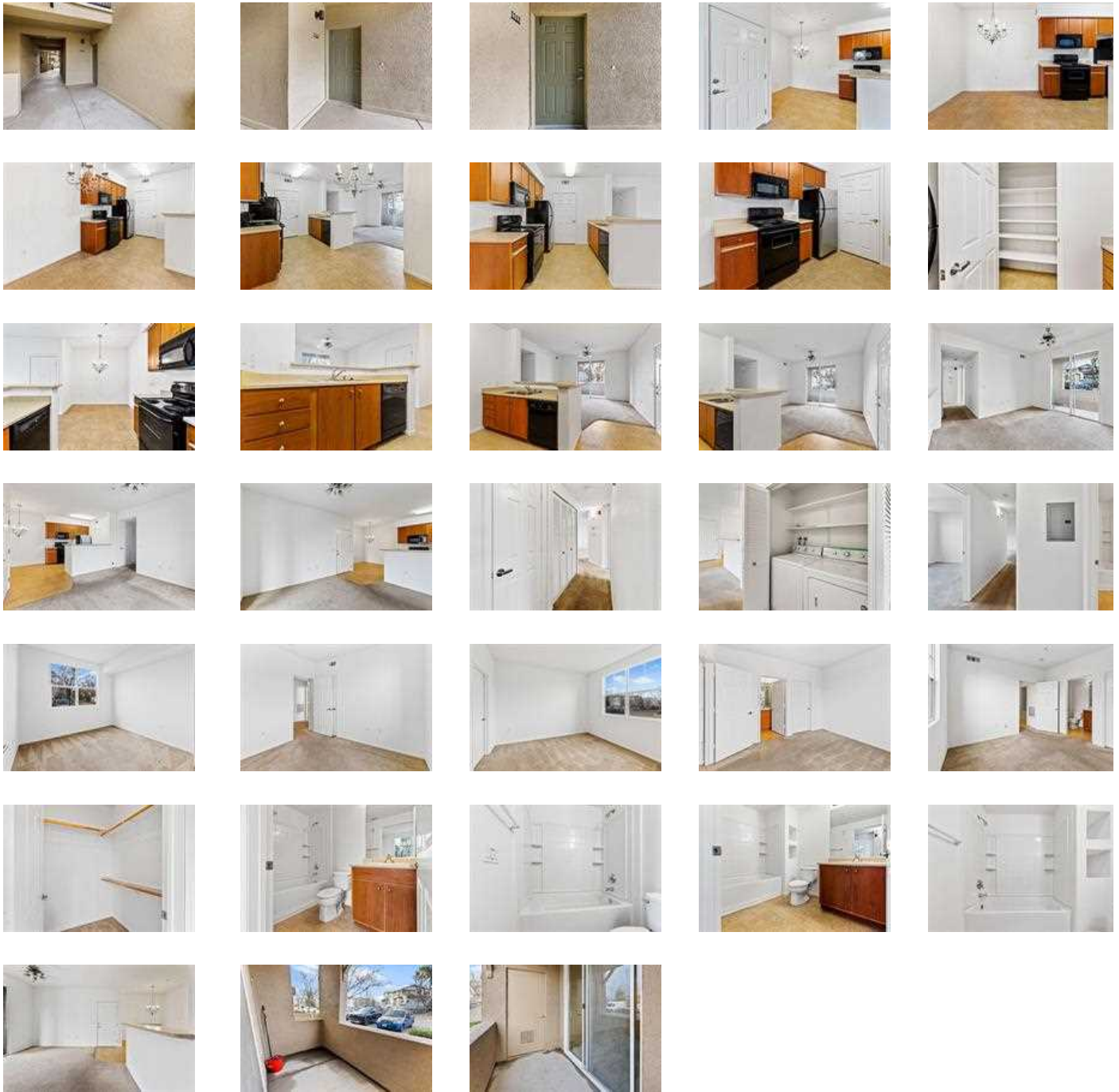
License # 01272617
548 Gibson Dr. Ste 200
Roseville CA 95678
Phone: 916-788-8800
Fax: 916-771-4804

Client Summary Report - Residential

Listings as of 02/25/2025 at 10:04AM

Listing Number: 225018763 Page: 2

Photos for: 225018763 1221 Whitney Ranch Pkwy #1112, Rocklin, CA 95765



Presented By: Steve J Lamothe JR

License # 01953465

Primary: 916-665-0392

Fax: 916-771-4804

Email: steve@homesbyelevate.com

<http://www.homesbyelevate.com>

Keller Williams Realty

License # 01272617

548 Gibson Dr. Ste 200

Roseville CA 95678

Phone: 916-788-8800

Fax: 916-771-4804

All data, photos, visualizations and information regarding a property, including all measurements and calculations of area, has been obtained from various sources and has not been, and will not be verified by the listing broker, except as required by the MLS Rules, or MLS. Information on this website may be from sources other than broker, sellers and/or MLS, may include information generated using artificial intelligence, and is not guaranteed as complete, accurate or reliable. All data, photos, visualizations and information regarding a property is provided AS IS and without any warranty, express or implied, and should be independently reviewed and verified for accuracy. Copyright © 2025, MetroList Services, Inc. Copyright © 2025, Rapattoni Corporation. All rights reserved.