



Patrick Warholic proudly presents:
***A Special & Distinctive Winncrest
Home in Willow Creek Estates***

*For more information or a private showing call 916-208-3892
Or go online and see: 520flowerdrive.com*



**520 Flower Drive
Folsom, CA 95630
\$398,888**

If location, outstanding space utilization, and comfort are important to you, then consider this fabulous single-story Winncrest located in Folsom's prestigious Willow Creek Estates. Bright and relaxing, the floor plan is open and provides the latest in contemporary features and comforts to suit any lifestyle. Beautifully appointed throughout, relax and enjoy the sophistication that you desire.

- 3 Bedroom, 2 Bath, 1,592 sq. ft., 2 1/2-Car Garage
- Popular "Great Oak" floor plan showcases a large family room with brick fireplace open to pool, patio, and rear deck. Kitchen nook also provides easy access to pool & covered patio for family fun and entertaining.
- Large master suite, with great views overlooking pool. The master bathroom features a generous sized sink counter top and shower with glass door.
- Try new recipes in a warm, cozy kitchen overlooking private back yard, pool and distant hills; beautiful wood cabinetry and lots of ceramic tile counter space.
- Enjoy your meals in the bright & cheerful dining nook, or venture outside to the patio area and take pleasure in a *very private* back yard and beautifully designed pool.
- A formal dining area off the living room provides that elegant touch when entertaining family and friends
- Conveniently located near parks, hiking/biking trails and top rated schools. Also, minutes away from I-50 and Folsom's largest employer, Intel.



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520 Flower Drive, Folsom, CA 95630



Location Information:

Subdivision:	Willow Creek Estates
School District:	Folsom Cordova
Map Page/Grid:	261-E4
APN	071-0590-006-0000
MLS Number	Metrolist 60057236

Property Characteristics:

Type Property:	1 Family Residential
Lot Acres:	0.2066
Stories:	1
Building Sq. Ft.:	1,592
Bedrooms:	3
Bathrooms:	2 (2,0)
Fireplaces:	1 (Family Room)
Garage:	2 1/2-Car
Year Built:	1986

Additional Information:

Type Construction:	Concrete Slab, Frame, Siding w/ 21yearCoating
Roof Material:	Shake with 5 year cert.
Heating & Cooling	Central, Heating and AC
Sprinklers:	Automatic
HOA Annual Dues	None
Bonds/Mello Roos	Unknown



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.

Additional Outstanding Feature List

520 Flower Drive, Folsom, CA

- Entire inside of house newly painted, including all doors and trim.
- Buyer to select new carpeting color from sample book in house and seller will have it installed prior to final walk through. If buyer desires upgrade or hardwood flooring, Seller to credit Buyer \$2,380 at close of escrow.
- Procraft Thermal System Liquid Siding coating provides space-age insulation properties. 21 years remaining on a 25 year Transferable Warranty resulting in amazingly low utility bills for gas and electric.
 - PG&E gas bill has been paid at flat rate of \$12.00/month year round, including pool heater running from Memorial Day to Labor Day keeping pool at 92 degrees when supplemented with solar pool blanket.
 - SMUD electric bill averaged less than \$79.00/month over past 12 months (04/07/2005 thru 03/10/2006).
- Other Utility bills include:
 - City sewer, water, and trash (currently no water meter readings) flat rate of \$81.35/month.
 - Lawn service at \$45.00/month
- New heating and oversized Trane XL14i air conditioning system installed 4 years ago.
- Newly treated cedar shake restoration and repair provides 5 year Roof Certification.
- Custom built 4' x 8' storage shed out back
- Exercise room or workshop walled off in one half of garage complete with wall mounted air conditioner to be removed by Seller if Buyer so desires.
- Extra large three door closet built into garage for seasonal storage.

520 Flower Drive Floor Plan



Bedroom 3/Den: Quick Conversion

- Quickly converts to third bedroom in less than one hour:
 - Bring double doors in from garage and return to original position on current door frame off foyer.
 - Remove paneling from back wall of den to expose open doorway to hall. (Now serving as an extra hall closet)
 - Bring in bedroom door from garage and hang on existing hinges to provide normal access to bathroom.