

AVAILABLE
FOR SALE

4129 BOONE LN

SACRAMENTO, CA 95821

-/+ 1,880 SF Home on

-/+ 10,019 Sf Lot

PRICE ADJUSTMENT
\$629,000

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CENTURY 21
Select Real Estate, Inc



Exquisite Remodeled Single Story Home On Large Lot For Sale

THE PROPERTY

4129 BOONE LN. SACRAMENTO, CA 95821

REGION

AVAILABILITY

ZONING

OPPORTUNITY

PRICING



ARDEN ARCADE
APN: 269-008-1008



-/+ 1,880 SF Single
Family Residential
-/+10,019 SF/ 0.23
Acres



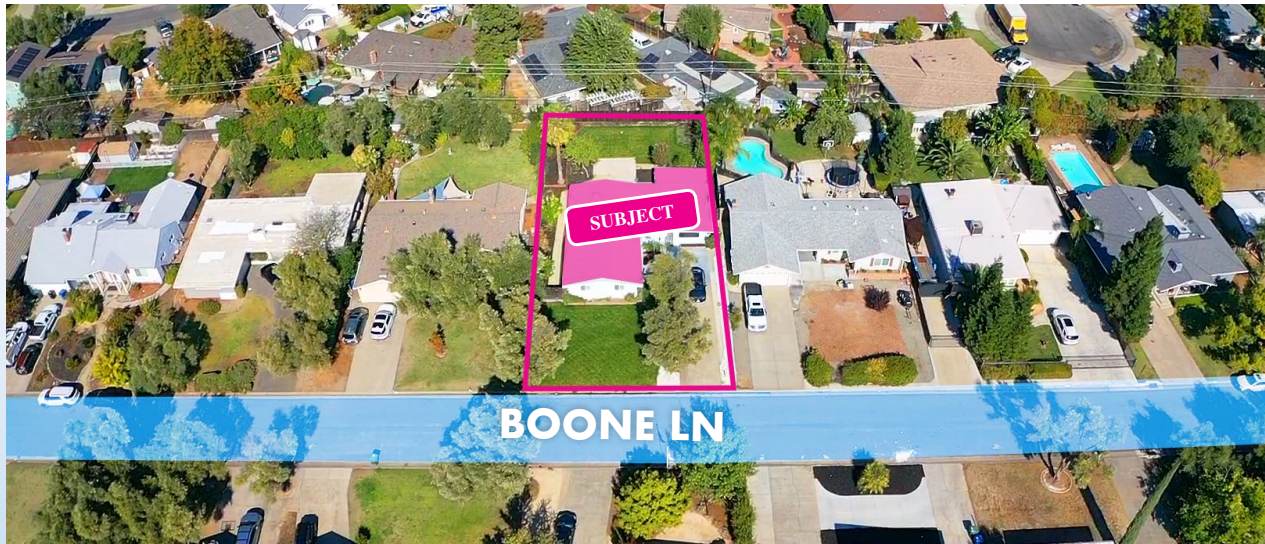
RD-5 -
RESIDENTIAL



OWNER USER

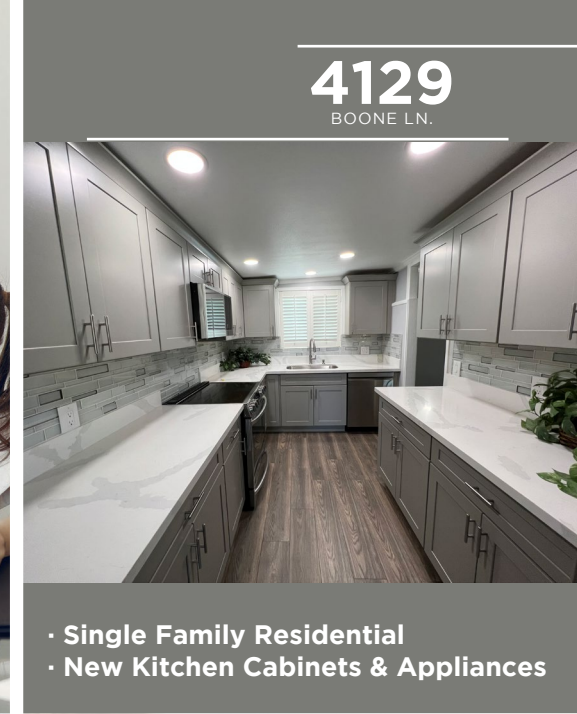


\$629,000
\$335 PSF



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Select Real Estate, Inc.

FOR SALE



4129
BOONE LN.

- Single Family Residential
- New Kitchen Cabinets & Appliances

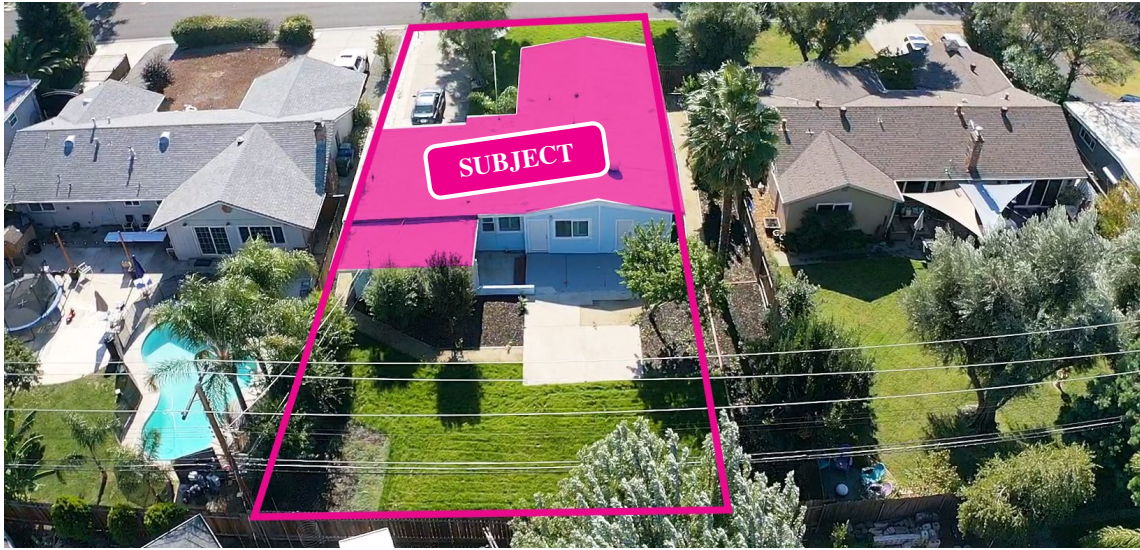


This home boasts four stunning Mature Olive Trees



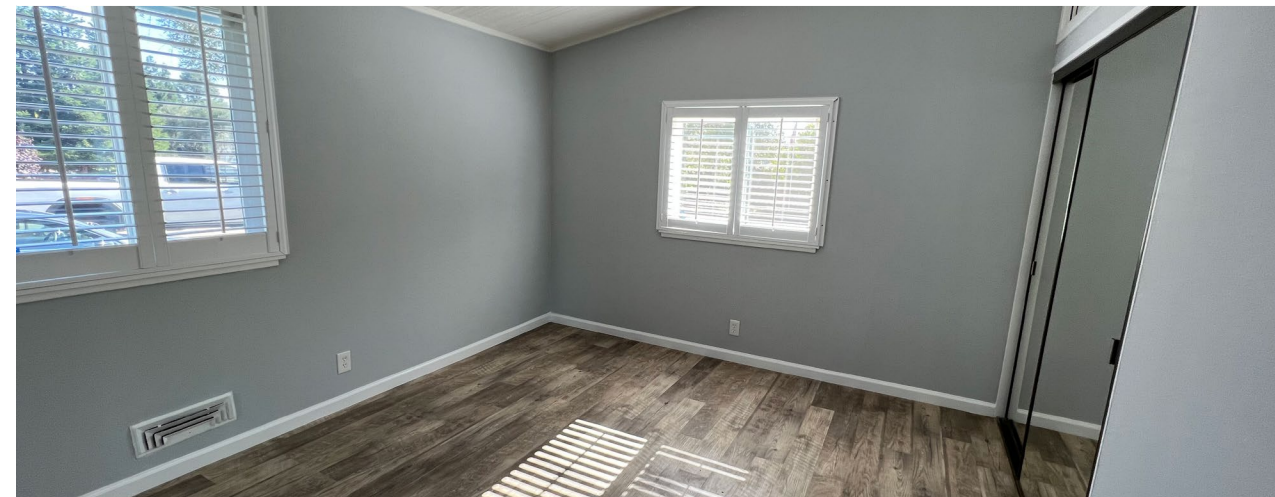
BOONE LN

4129
BOONE LN.

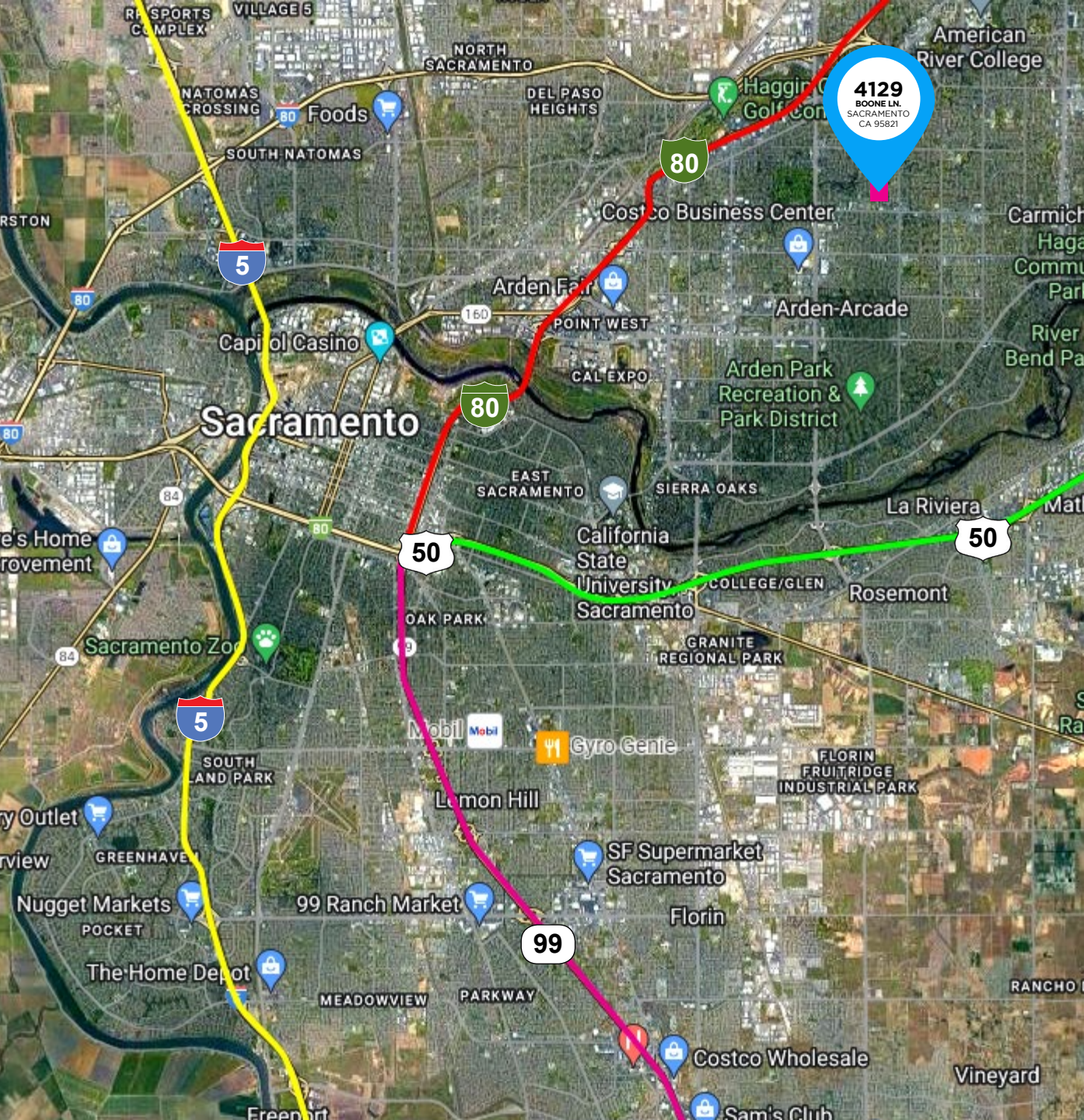


THE BUILDING

The subject property is located on a 10,019 SF Lot. The property is a single story residential home, it sits on a 0.23 Acre, conveniently situated by nearby shopping centers and surrounded by a beautiful area and a remarkable neighborhood with moments away from Interstate 80 and walking distance to Mission North Park.







BOONE LN



- New Floors
- Abundant Natural Lighting



THE AREA

Population: Arden-Arcade is a fairly densely populated area. The population size may have changed over time, but in 2020, it had an estimated population of around 95,000 people.

Age Distribution: The age distribution in Arden-Arcade, like many suburban areas, typically includes a mix of age groups, including families with children, working professionals, and retirees. The exact demographics can vary, but you'll find a range of age groups in the community.

Ethnicity: Arden-Arcade, like much of California, is known for its diverse population. You can expect a mix of ethnicities and cultures in the area, with a significant presence of Caucasian, Hispanic, Asian, African American, and other communities.

Education: The community is served by various schools, both public and private, offering educational options for residents. There are also colleges and universities in the broader Sacramento area.

Housing: Arden-Arcade has a mix of housing options, including single-family homes, apartments, and condominiums. Housing costs can vary based on the neighborhood and type of housing, but it's generally considered a suburban residential area.

Economy: The economy in the Arden-Arcade area is diverse, with a range of businesses and services. Retail centers, healthcare facilities, and professional services are among the prominent economic sectors.

Amenities: Arden-Arcade offers a variety of amenities, including shopping centers, parks, and recreational facilities. The area is known for the Arden Fair Mall, which is a popular shopping destination. The American River Parkway and numerous parks provide opportunities for outdoor activities.

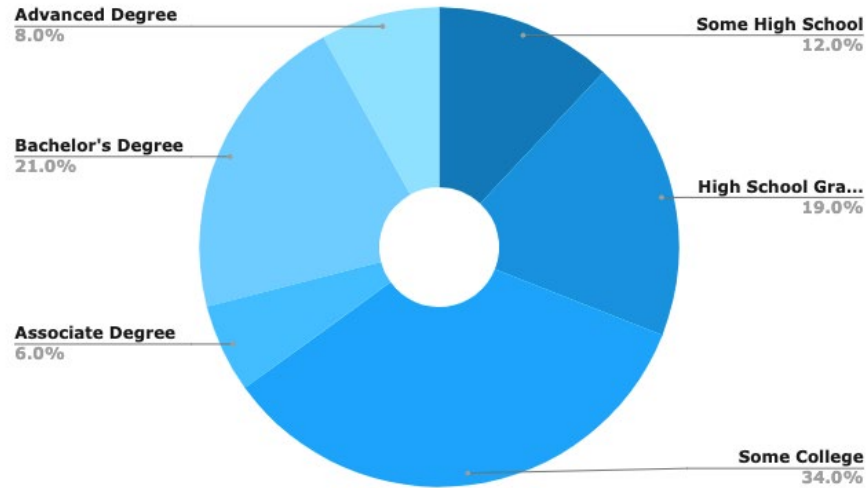
Transportation: The community is well-connected by roads and highways, making it easy to commute to other parts of Sacramento. Public transportation options are also available, including bus services.



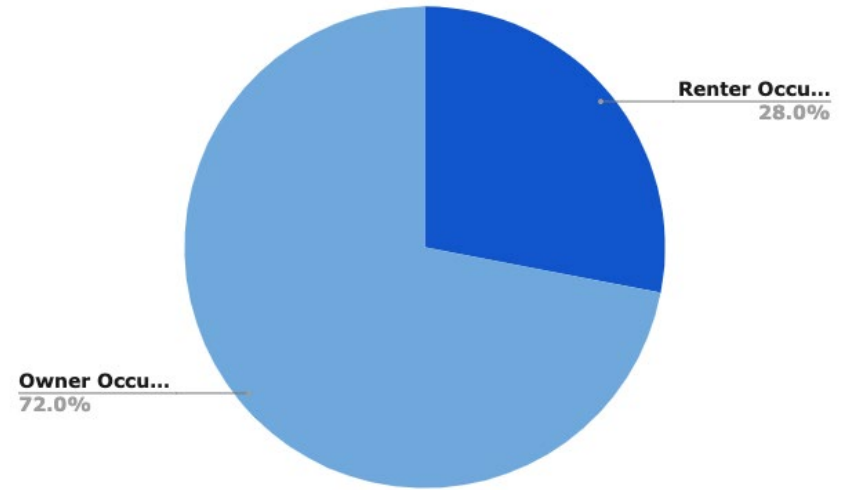
DEMOGRAPHICS

EDUCATION
HOUSING

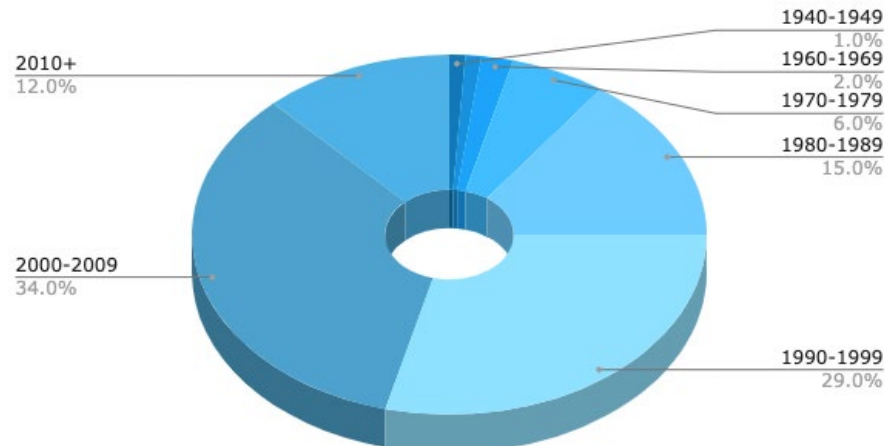
EDUCATIONAL ATTAINMENT



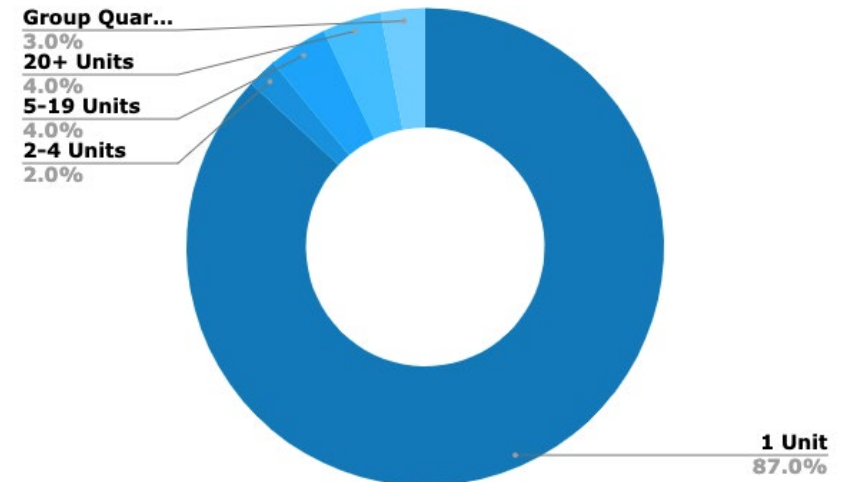
HOUSING OCCUPANCY



HOMES BUILT BY YEAR



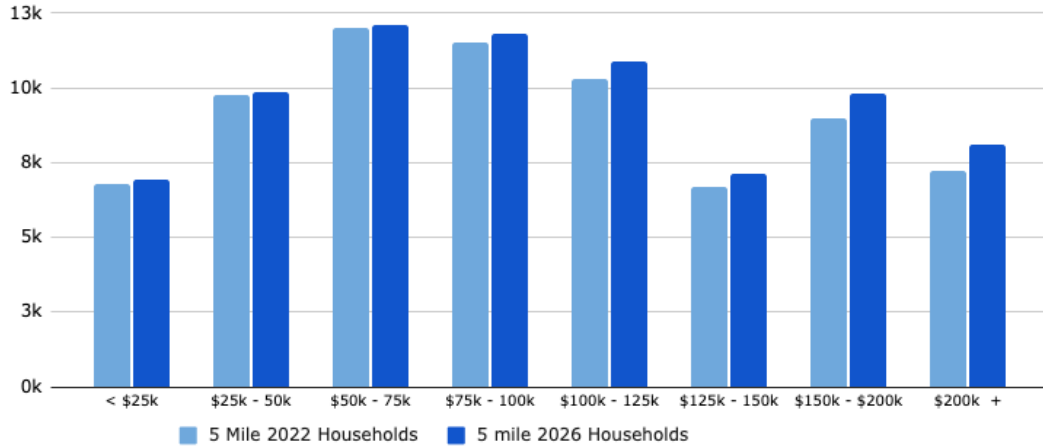
HOUSING TYPE



DEMOGRAPHICS

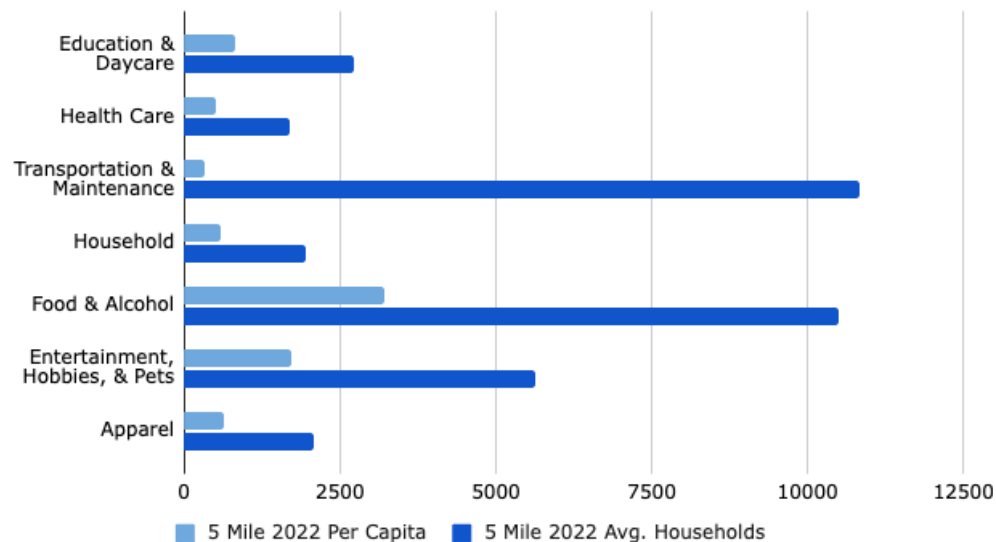
INCOME
POPULATION

MONTHLY HOUSE HOLD INCOME

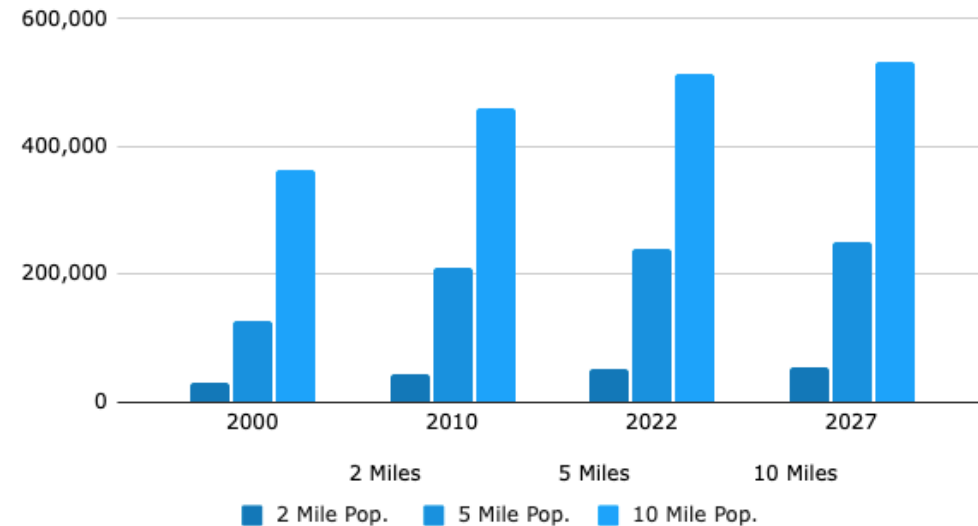


POPULATION	2 Mile Pop.	5 Mile Pop.	10 Mile Pop.
2000	28,765	127,890	362,027
2010	43,432	208,895	460,440
2022	51,387	239,338	513,519
2027	53,812	249,465	533,077

PER CAPITA & AVG. HOUSEHOLD SPENDING



POPULATION



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