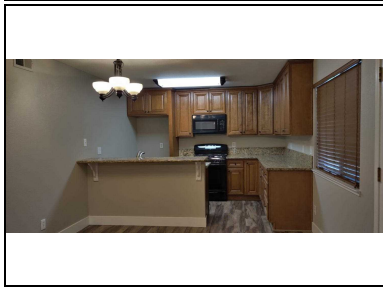


Agent One Page Report - Residential Lease

MLS#: 222111903 303 Harding Blvd #1, Roseville, CA 95678-2422

Rent: \$1,850 /mo	Beds: 2	Baths: 1 (1 0)	Status: Active 08/23/22	DOM/CDOM: 28/28
Date Available: 09/20/22	Area: 12678	Year Built: 1970	SqFt: 780 Assessor Auto-Fill	Lot Sz (Ac): 0.1644



Commission Type: \$ **Commission:** 100
Rent: \$1,850 **Security Deposit:** \$2500
Date Available: 09/20/22
Lease Term: 12 Months
Min Term: **Max Term:**
Requirements: Security Deposit, Credit Report
Tenant Pays: Electricity, Sewer, Trash Collection, Water
Pets Allowed: No **Senior Community:** No
Smoking: No

Pri Show Contact: (925) 513-3400 Ext: Bob / Owner
Sec Show Contact: Ext: /
LB Loc:
Showing Instructions: Call Showing Contact, Text Showing Contact, Vacant

[Additional Pictures \(21\)](#) [Map](#)

Property Subtype: Condominium
Subtype: Attached

Stories: 1
Pool: No Feat:

Appliances: Free Standing Gas Range, Dishwasher, Disposal, Microwave
Laundry: Ground Floor, See Remarks
Association Feat: Laundry Coin

County: Placer
Restrictions: Signs, Exterior Alterations

Furnished: Unfurnished
School County: Placer
Elementary District: Roseville City
Middle/Jr District: Roseville City
Senior High District: Roseville Joint

Property Information

Accessibility:
Cooling: Ceiling Fan(s), Central
Heating: Central
Utilities: Public
Water Source: Public
Security: Carbon Mon Detector, Smoke Detector
Parking: Alley Access, Assigned, Attached, Garage Door Opener, Garage Facing Rear
Carport Spaces: 0 **Garage Spaces:** 1
Open Spaces: 1

Remarks/Directions (may be truncated)

Public: Brand new LVP (luxury vinyl plank) floors, paint, windows and sliding glass door in this Roseville Greens single story condo. Open floorplan with a large living room, dining area and fully remodeled and expanded kitchen with lots of counter space, a corner lazy susan and granite slab counters. The bathroom has 16" x 24" porcelain faux travertine tile floors and 12" x 24" on the shower walls with a matching designer accent liner. One garage space plus one driveway space is included and there are storage lockers inside the garage. Laundry room is shared between the 4 units in the building. Washer and dryer are coin operated. Mailboxes for the 4 units are located on the side of the building. Conveniently located near Lead Hill (between Douglas & Roseville Parkway) with easy access to I-80 and Hwy 65. Tenant pays additional \$75/mo. for water and sewer. No pets or smoking on the premises. Rental application, credit report, background/eviction check and income verification required.

Private: Vacant and easy to show, just call or text Bob at 925-513-3400. RosevilleRentalProperties.com has a printable application (English/Spanish) and an online version as well. Garage space is shared with Unit 3 as it's a two-car garage with garage door and opener. Listing agent is also owner and property manager.

Directions: I-80, exit Douglas Boulevard/West. First right on Harding Boulevard, left on Breuner Drive, turn right into the first alley way and 303 Harding will be the second building on your right. Park in the driveway designated for Unit 1, then walk to the front of the building.