

## Agent One Page Report - Residential Lease

**MLS#: 222118503 247 Breuner Dr #3, Roseville, CA 95678-2452**

<b>Rent:</b> \$1,900 /mo	<b>Beds:</b> 2	<b>Baths:</b> 1 (1 0)	<b>Status:</b> <span style="color: green;">N</span> Active 09/08/22	<b>DOM/CDOM:</b> 0/0
<b>Date Available:</b> 10/01/22	<b>Area:</b> 12678	<b>Year Built:</b> 1970	<b>SqFt:</b> 840 Assessor Auto-Fill	<b>Lot Sz (Ac):</b> 0.1965



**Commission Type:** \$      **Commission:** 100  
**Rent:** \$1,900      **Security Deposit:** \$2500  
**Date Available:** 10/01/22  
**Lease Term:** 12 Months  
**Min Term:**      **Max Term:**  
**Requirements:** Security Deposit, Credit Report, Insurance  
**Tenant Pays:** Electricity, Gas, 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

[Additional Pictures \(20\)](#)      [Map](#)

**Property Subtype:** Condominium  
**Subtype:**

**Stories:** 2  
**Pool:** No Feat:

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

**County:** Placer  
**Restrictions:** Signs, Exterior Alterations, Parking

**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, Enclosed, Garage Door Opener, Uncovered Parking Space, Garage Facing Rear  
**Carport Spaces:** 0      **Garage Spaces:** 1  
**Open Spaces:** 1

### Remarks/Directions (may be truncated)

**Public:** Roseville Greens townhouse-style two story condo for rent, located across Lincoln Estates Park. Open floorplan with a living/dining combo downstairs and a fully remodeled kitchen with granite slab counters and stainless steel appliances. The bathroom has porcelain faux travertine tile floors and 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:** Call or text Bob at 925-513-3400 to show. RosevilleRentalProperties.com has a printable application (English/Spanish) and an online version as well. Garage space is shared with Unit 1 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 and 247 will be on the left side.