

Listing #225001975 13760 State Highway 160, Walnut Grove, CA 95690-9778* **Active** (01/14/25) **Special Listing Conditions:** Offer As Is **DOM/CDOM:** 96/96
\$1,750,000 (LP) **Bedrooms:** 4-5 **Bathrooms:** 3 (2 1) (FP) **Sq Ft:** 4167 **Lot Sz:** 2.7100
 Price/SqFt: **419.97** **Area/District:** 10690 **Yr:** 1906

Remarks

Beautiful 1906 Era Queen Anne Victorian Home with a private boat dock and loads of charm and character. This home boasts the Queen Anne steep roof with cross gables, large dormer, an asymmetrical front facade, and an expansive porch with decorative wood trim. Custom made front porch table with inlay representing fruit crops historically grown on the ranch.

Front view of the 1906 Queen Ann Victorian home built by A.T.J. Reynolds in approximately 1906.

Picture



[Pictures \(24\)](#)



Property Type	Residential	Property Subtype	Single Family Residence
County	Sacramento	APN	140-0080-103-0000
Agent	Gary McEnerney (ID: SMCENERN) Primary:916-761-8530 Secondary:916-761-8530 Other:916-761-8530 Lic: 00993923		
Co-Agent	Reni P Della-Maggiore (ID: SDELMAGG) Direct:209-649-7944 Direct:209-649-7944 Lic: 00671356		
Office	Game Realty (ID:01GMER) Phone: 916-761-8530 Office Lic.: 00993923		
Co-Office	Reni Della Maggiore, Inc. (ID:01GAMI) Phone: 209-649-7944, FAX: 209-444-0199 Office Lic.: 01900807		
Status	Active (01/14/25)		
Special Listing Conditions	Offer As Is		
Listing Service	Full Service		

Confidential Agt Rmks-Private

Private Remarks One of the listing agent must be present to show, we are typically readily available but a 30 minute drive away.

Showing

Showing Instructions Appointment Only, Call Showing Contact, Do Not Disturb
Primary Showing Contact Type Agent
Primary Showing Contact Name Gary McEnerney
Primary Showing Contact Phone (916) 761-8530
Secondary Showing Contact Type Agent
Secondary Showing Contact Name Reni Della Maggiore
Secondary Showing Contact Phone (209) 649-7944
Lockbox Location Appointment with listing agents only.

Occupant Type Tenant

Directions

Directions to Property Interstate 5 to Thornton, west on Walnut Grove-Thornton Road to Walnut Grove, left on Grand Island Walnut Grove Bridge, right on Highway 160 after you cross the bridge to 13760 Highway 160 on left.
Cross Street 1st Avenue

General Information

Zoning	Z00	SqFt Source	Appraiser	Price / SqFt	419.97
Census Tract	99.00	Lot Acres (approx)	2.7100	Lot Size Source	(Appraiser)
Elevation	11				
Area/District	10690				
Subdistrict					
Approx SqFt	4,167				
Lot Sq Ft (approx)	118,048				
Year Built	1906				
Year Built Source	Appraiser				

School District (County) Sacramento (Elementary School District: River Delta Unified; Middle or Junior School District: River Delta Unified; Senior High School District: River Delta Unified)
Builder Name A. T. J. Reynolds
Builder Model Queen Ann Victorian
Subtype Description Custom, Luxury
Architectural Style Victorian
Construction Materials Wood, Wood Siding
Foundation Brick/Mortar, Concrete
Parking Features Boat Dock, RV Possible, Detached, Side-by-Side
Garage Spaces 2

Disclosures/Restrictions

Home Warranty No
Special Zones Historical
Bonds/Assessments/Taxes Unknown
Senior Community No
Pets Allowed Yes, Cats OK, Dogs OK
% Ownership Being Sold 0.00%

Association

Association No

Property Information

Stories 3
Levels Three Or More
Lower Level Bedroom(s)
Main Level Dining Room, Family Room, Partial Bath(s), Kitchen, Street Entrance
Upper Level Bedroom(s), Master Bedroom, Full Bath(s)
Basement Full
Bedrooms 4-5
Bathrooms (FP) 3 (2 1)
Master Bedroom Features Balcony, Closet
Master Bathroom Features Closet, Shower Stall(s), Jetted Tub, Tile, Tub
Bath Features Shower Stall(s), Jetted Tub, Tile
Living Room Features Deck Attached
Dining Room Features Breakfast Nook, Dining Bar, Space in Kitchen, Formal Area
Kitchen Features Breakfast Room, Pantry Closet, Island, Tile Counter
Appliances Built-In Electric Oven, Dishwasher, Disposal, Microwave, Electric Cook Top, Electric Water Heater
Laundry Features Electric, In Basement, Inside Area
Flooring Carpet, Tile, Wood
Interior Features Elevator, Formal Entry, Storage Area(s), Wet Bar
Heating Propane, Central, Gas
Cooling Ceiling Fan(s), Central
Energy Efficient Insulation
Window Features Bay Window(s), Caulked/Sealed, Dual Pane Partial
of Fireplaces 2
Fireplace Features Brick, Living Room, Dining Room
Security Features Carbon Mon Detector, Security System Leased, Double Strapped Water Heater, Smoke Detector, Video System
Property Condition Fixer
Remodeled/Updated Yes
Remodeled/Updated Desc Bath 11-15YR, Kitchen 11-15YR, Bed 11-15YR, Other-Rmks 11-15YR
Exterior Features Balcony
Patio And Porch Features Front Porch
Fencing None
Roof Composition
Pool No
Spa No
Lot Features Auto Sprinkler F&R, Navigable Waterway, River Access, Landscape Back, Landscape Front
Topography Downslope, Trees Few
Frontage Type Borders Government Land, River, Waterfront
Land Use Agricultural, Plantable, Orchard
Property Faces Northeast
View Description Bridges, Orchard, River, Vineyard
Distance To Public Transportation <1 Mile
Distance To Shopping 4+ Blocks
Horse Property No
Road Responsibility Public Maintained Road
Road Surface Type Asphalt, Paved
Driveway/Sidewalks Paved Driveway
Utilities Propane Tank Leased, Generator, Internet Available
Electric 220 Volts, 220 Volts in Kitchen, 220 Volts in Laundry
Water Source Untreated, Well
Irrigation Source Irrigation Available, Riparian Rights
Sewer Septic System

Rooms

of Rooms 12
Room Type Master Bathroom, Master Bedroom, Office, Dining Room, Possible Guest, Family Room, Kitchen, Laundry

2nd Unit

ADU/2nd Unit No

Listing Information

Listing Agreement Exclusive Right To Sell
Current Financing Treat as Clear
Listing Date 01/07/25
On Market Date 01/14/25
Entry Date 01/14/25
DOM/CDOM 96/96
Original Price 1,750,000
Terms Cash, Submit, Conventional
Possession Close Of Escrow
Days in Escrow 0

Mortgage Info

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This is not an official loan estimate. Your actual rate, payment, and costs could be higher. Get an official Loan Estimate before choosing a loan.

FIND YOUR MONTHLY PAYMENT
SAMPLE LENDER
Demonstration Account | NMLS ID 000000 | (555) 555-1212
KEY INFO
30 Yr Fx 15 Yr Fx USDA VA
Down Payment \$350,000 \$350,000 \$0 \$0
Mortgage Payment \$9,197 \$12,292 \$11,028 \$11,299
Rate 6.875% 6.625% 6.375% 6.500%
APR 6.955% 6.705% 6.455% 6.580%
Taxes (est) \$1,794 \$1,794 \$1,794 \$1,794
Insurance / HOA Dues \$583 \$583 \$583 \$583
PMI \$0 \$0 \$516 \$0
Monthly Payment \$11,574 \$14,669 \$13,921 \$13,676
PERSONALIZE YOUR MORTGAGE
Sample Lender
Demonstration Account
NMLS ID 000000
Office: (555) 555-1212 Mobile: (555) 555-1212
WEBSITE
LEARN MORE
Asking Price of \$1,750,000 with a Down Payment of 20.0% and a Loan Amount of \$1,400,000. VA/USDA loans allow for a 0.0% Down Payment. Click Key Info for required disclosure. Click here for relationship disclosure. false

* Denotes information autofilled from tax records.

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U.S. Patent 6,910,045

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