

# Presenting 2540 Grass Valley Hwy. #130

## 2 Bed , 1 Bath Single Wide—\$79,500

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### Recent Improvements:

Fresh Interior & Exterior Paint—Recent  
New Stackable Washer (in bathroom) & Refrig —January 2025  
Roof Coat & Seal—Fall 2024  
Home was Relevelled—Oct 2024  
New Evaporative Cooler Motor—Summer 2024  
HVAC System LENNOX & New Evaporative Cooler—2019  
Double-pane low-E windows  
Vinyl Plank Type flooring—2021

Home Features: Abundant storage & vintage cabinetry. Step-in shower, Laundry center inside spacious bathroom. Immaculate crawl space reflects superior care of home thru all the decades!

Listed by Absolute Realty  
AND PROPERTY OWNER

Jacqueline Garrens, MBA  
Broker/REALTOR

**Absolute  
Realty**

BRE#01166276

**916-472-5763**

### At-A-Glance: #130—Golden Chain MHP Beautiful North Auburn Foothills

- ◆ Golden Chain 55+ mobile home park is a gem of the foothills! Just blocks away from hospitals & medical centers, retail, banks, big box & grocery stores, restaurants, entertainment & recreation. MAJOR Transportation hub—Easily catch a bus, train with AMTRACK/Train station in town.
- ◆ Space Rent \$825/mo. Includes water, sewer & trash. 1 pet-see park mgmt. for pet policy
- ◆ Purchase Terms **CASH ONLY**. Buyers must meet park application criteria before making offer. See park management or call agent for details.

### TOP 10 THINGS SELLER LOVES!

1. LOCATION & PROXIMITY TO EVERYTHING
2. KITCHEN WINDOW VIEWS
3. NO TREES OVER HOUSE
4. PEOPLE-COMMUNITY/NEIGHBORS
5. TUFF SHED/STORAGE INSIDE THE HOME
6. EVERYTHING WORKS AND IS UPGRADED
7. EXCEPTIONAL WATER PRESSURE!
8. COZINESS OF HOME; SLEEP LIKE A BABY
9. GARDEN & SITTING AREAS
10. INTERNET/TV CONNECTIVITY

**FAST IN/OUT! Directly inside  
Bell Road entrance/exit**

