

WATERFRONT PROPERTY



American River Bluff - Spectacular View

3501/3505 Bluff Court , Carmichael CA 95608

MLS:221136055 PRICE:\$2,200,000.00

Subdivision: Walnut Creek Estates **Year Built:** 1938 Adobe
Lot Size: 2.6 Acres **Sqft:** 3105

OTHER FEATURES:

- 2.6 Acres - Split Property
- 250 Linear Ft of Riverfront
- Enjoy Tranquility of Nature
- Bluff Overlooking River Pkwy
- Wildlife Abounds
- Overlook Protected Sanctuary
- Split and Sell?
- Adobe House Needs Updates
- Bluff Over River Parkway
- Build-to-Suit?
- Create Your Own Estate
- Visionary Possibilities

PROPERTY DESCRIPTION:

LOCATION, LOCATION, LOCATION! VIEWS, VIEWS, VIEWS! Spectacular 2.6 acres on the American River Bluff. The value of this property is in the land itself. 2 parcels are being sold together, allowing for VISIONARY POSSIBILITIES! Quiet, serene & private, yet only 20 min to downtown Sacramento or the Foothills. MAKE this YOURS!

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