



The oldest neighborhood in Sacramento, Alkali Flat's perfect location allows for easy access to everything Sacramento has to offer -- freeway access is quick and easy, downtown Sacramento (with its nightlife and amazing restaurants) is within walking distance, and a number of parks & recreation areas are nearby, as well!



Better Marketing. Better Results.™

The information age is here, but most local Realtors still sell homes the same way they did 20 years ago. When you want the highest purchase price possible in the shortest period of time, you want representation who knows how to make your home shine where nearly every buyer is looking for homes – the internet.

The team at Lifestyle Real Estate Services thinks differently. We find ways to make your home unique in the marketplace, and we pursue an emotional hook with homebuyers to maximize results for you. Speaking of results, in 2016 our listings were on the market for an average of only two weeks and sold for an average of 103% of their asking price!

To learn more, go to LifestyleRES.com, or to speak with a friendly property marketing representative, call us today at (925) 230-8375.



Roger A. Clark
Broker & President



Marquis Kish
Marketing Manager



Alex McMillen
Sales & Strategy Specialist

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Lifestyle Real Estate Services is excited to present a two-of-a-kind duplex situated in the highly desirable neighborhood of Alkali Flat. We're confident you'll agree that this property is one of the most exceptional investments in all of Sacramento.

www.lifestyleres.com/401-eleventh

A Unique, Versatile, and Fully Remodeled Duplex Without Equal

Lifestyle Real Estate Services is excited to present a truly unique property in the historic, Alkali Flat district of downtown Sacramento. Inspired by the crossroads of its Edwardian architectural style and the surrounding “railroad aesthetic”, no detail was spared when it came to remodeling these homes while also respecting -- and reflecting -- their rich heritage.

This culminates in an investment property that is second to none, with wall-to-wall contemporary qualities complemented by a selection of vintage design elements. From the warm and robust acacia flooring, to the completely remodeled kitchens fully-furnished with stainless steel appliance packages, every detail aims to be exceptional and practical. Their presentation cultivates a sense of refinement uncommon in rentals, and a place occupants -- whether they’re owners or renters -- will eagerly call “home.”

With separate entrances, gas, and electric meters for each unit (and only a utility closet to connecting the two) occupants also enjoy a greater degree of privacy than in an ordinary duplex, and will strongly appeal to those who yearn for the independence of renting a house. Truly, these feel like individual homes, making this an ideal purchase for the buyer who intends to live in one unit while generating rental income from the other.

“What’s the price?!” we hear you ask. We like to represent our listings with great marketing like the brochure you’re holding now, but pricing is something that’s always subject to change. For the current price, check out the link at the bottom of this page, or call us today at (925) 230-8375.

We would love to meet you! Schedule your private showing appointment over the phone or visit us online at <http://LifestyleRES.com>.



Plenty of windows allow for natural lighting



Designer-curated lighting throughout both homes



Laundry rooms feature custom built pipe-and-plank shelving systems



Durable Acacia laminate flooring featured in both homes



Bathrooms feature all-new flooring tile, and shower surrounds

Property Features

Located in the historic Alkali Flat neighborhood and enjoying convenient access to freeways, shopping, public transportation, and the State Capitol -- virtually everything you need is just a short walk (or drive) away.

- **401 11th Street:** 2 bedrooms, 1 bath; 800 sq. feet
- **1104 D Street:** 4 bedrooms, 2 baths; 1,800 sq. feet
- Designer-selected paint colors used inside and out
- Both units feature sturdy Acacia laminate flooring
- **NEW** designer-curated lighting packages
- Remodeled laundry rooms with hand-built pipe & plank shelving systems
- Unique layout ensures greater privacy and provides flexibility for a wide variety of tenants
- Each unit furnished with its own gas & electric meters
- Quick access to Muni & Amtrak public transportation

Kitchen

- **NEW** stainless steel kitchen appliance packages
- **NEW** grey quartz countertops
- **NEW** shaker-style cabinetry features “soft-close” doors & drawers
- **NEW** Kraus® faucets, stainless steel sinks, and kitchen cabinet hardware
- **NEW** energy-efficient LED lighting

Bedrooms & Bathrooms

- **NEW** designer-curated tile flooring
- **NEW** wood-look tile & glass mosaic shower surrounds
- **NEW** bathroom hardware & lighting
- **NEW** water-efficient toilets in all bathrooms

See More Online!

If you like what you see outside, wait until you see inside! The sellers chose to have this property featured on our website, www.LifestyleRES.com, which is chock full of great information -- practically everything you could want to know about real estate!

At the link below you’ll get up-to-the-minute pricing information, be able to view a LOT more photos, property reports and school district info, all from the comfort of your home. You can also click the “**Book a Showing Appointment**” button to let us know you’re interested in a private viewing of the property.

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