



## City of Citrus Heights Apartment Guide



**City of Citrus Heights  
Housing & Grants Division  
6360 Fountain Square Drive  
Citrus Heights, CA 95621  
[www.citrusheights.net](http://www.citrusheights.net)  
916-727-4830**

Updated February 2025

## INTRODUCTION

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The **City Citrus Heights Apartment Guide** outlines information on the rental rates, unit size, number of units, amenities and much more. The City of Citrus Heights has a large supply of multi-family housing available. Within the city limits, 62 apartment complexes have been identified and over 8,200 apartment units.

In 2025, the average rental rates for apartments in Citrus Heights ranged from \$1,300 a month for a studio apartment to over \$2,000 a month for a two-bedroom apartment. Compared to other cities in the Sacramento region, Citrus Heights is considered one of the most affordable cities in the region.

### **What is considered Affordable?**

Housing is considered “affordable” if rent and utilities do not exceed 30% of the monthly household income. Residents’ income must qualify with a household income that is less than 80% of Area Medium Income (AMI) which is considered Low Income (50%-80% of AMI) or Very Low Income (<50% of AMI).

The term “affordable housing” can mean different things; it is most often used to describe housing that receives some form of government subsidy to keep rents low as mentioned above. It can also mean housing that is naturally affordable simply because the market rent for the units falls into the range that can be considered affordable to a low- or moderate-income household. This is called “affordability at market rate” and it usually occurs due to amenities, condition, age, and/or location of the units.

The Citrus Heights Apartment Guide is current as of February 2025. The data for each apartment complex was provided by the property manager or by a person most knowledgeable. The information is subject to change, the data represents a snapshot in time. For current rates and more information on an apartment complex, contact the apartment complex directly.

## City of Citrus Heights Apartment Guide

<b>PROPERTY NAME:</b>	ANTELOPE CREEK	<b>DATE</b>	06/2023
<b>ADDRESS</b>	7840 ANTELOPE RD	<b>LAST DATE RENOVATED</b>	2017
<b>MANAGER</b>	Maja Velebit	<b>CONDITION</b>	Good
<b>TELEPHONE</b>	726-7447	<b>BLDG. AGE</b>	1986
<b>TOTAL UNITS</b>	168	<b>BLDG. STYLE</b>	Wood 2-Story



BR/BA	# of UNITS	RENT	SQ. FT.	RENT/SF	VACANT	HANDICAP
1/1	72	\$1,375	720	\$1.91	1	-
2/2	95	\$1,675	960	\$1.74	10	2
3/2	1	Manager Unit	1,060	-	-	-

Unit Amenities				Project Amenities				Tenant Pays	
Alarms	✓	Furnished		BBQ Area	✓	Laundry Room	✓	Water	
Central Air	✓	Microwave		Basketball Court		Patio/Balcony	✓	Sewer	
Ceiling Fans	✓	Security Locks	✓	Covered Parking	✓	Playground		Garbage	
Dish Washer	✓	Washer/Dryer		Clubhouse	✓	Security Gate		Cable	✓
Disposal	✓	W/D Hook-up		Com. Garden		Security Guard		Electricity	✓
Fireplace		Trash Compactor		Garage		Security Patrols	✓	Gas	✓
Stove	✓	Refrigerator		Fitness Center		Swim Pool	✓		
				Hot Tub	✓	Tennis Court		Subsidized	

Comments: All units addressed as 7840 Antelope Rd.

## City of Citrus Heights Apartment Guide

<b>PROPERTY NAME:</b>	ANTELOPE HILLS TOWNHOMES	<b>DATE</b>	06/2023
<b>ADDRESS</b>	7550 ANTELOPE RD	<b>LAST DATE RENOVATED</b>	Ongoing
<b>MANAGER</b>	Darla	<b>CONDITION</b>	Good
<b>TELEPHONE</b>	725-5103	<b>BLDG. AGE</b>	1985
<b>TOTAL UNITS</b>	42	<b>BLDG. STYLE</b>	Wood 2-Story



BR/BA	# of UNITS	RENT	SQ. FT.	RENT/SF	VACANT	HANDICAP
2/1.5	42	\$1,895	1,005	\$1.89	-	-

Unit Amenities				Project Amenities				Tenant Pays	
Alarms	✓	Furnished		BBQ Area		Laundry Room		Water	✓
Central Air	✓	Microwave		Basketball Court		Patio/Balcony	✓	Sewer	
Ceiling Fans	✓	Security Locks	✓	Covered Parking	✓	Playground		Garbage	
Dish Washer	✓	Washer/Dryer	✓	Clubhouse		Security Gate		Cable	✓
Disposal	✓	W/D Hook-up		Com. Garden		Security Guard		Electricity	✓
Fireplace	✓	Trash Compactor		Garage		Security Patrols		Gas	✓
Stove		Refrigerator		Fitness Center		Swim Pool	✓		
				Hot Tub	✓	Tennis Court		Subsidized	

Comments: Buildings addressed as 7524, 7532, 7540, 7546 Antelope Rd.



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<b>PROPERTY NAME:</b>	ANTELOPE MANOR SENIOR	<b>DATE</b>	11/2023
<b>ADDRESS</b>	7764 POPLAR AVE	<b>LAST DATE RENOVATED</b>	
<b>MANAGER</b>	Janet Dayrt	<b>CONDITION</b>	Very Good
<b>TELEPHONE</b>	721-5893	<b>BLDG. AGE</b>	1989
<b>TOTAL UNITS</b>	48	<b>BLDG. STYLE</b>	



BR/BA	# of UNITS	RENT	SQ. FT.	RENT/SF	VACANT	HANDICAP
1/1	24		673		2	
1/1 Large	11		747			
2/1	13		848			

Unit Amenities				Project Amenities				Tenant Pays	
Alarms		Furnished		BBQ Area		Laundry Room	✓	Water	
Central Air	✓	Microwave		Basketball Court		Patio/Balcony	✓	Sewer	
Ceiling Fans	✓	Security Locks		Covered Parking	✓	Playground		Garbage	
Dish Washer	✓	Washer/Dryer		Clubhouse	✓	Security Gate	✓	Cable	✓
Disposal	✓	W/D Hook-up	✓	Com. Garden		Security Guard		Electricity	✓
Fireplace		Trash Compactor		Garage		Security Patrols		Gas	✓
Stove	✓	Refrigerator		Fitness Center		Swim Pool			
				Hot Tub		Tennis Court		Subsidized	

Comments: Unable to connect with complex to get updated information. | Senior community 55 years+. | Pets up to 25 lbs. allowed.

## City of Citrus Heights Apartment Guide

<b>PROPERTY NAME:</b>	ANTELOPE WOODS	<b>DATE</b>	06/2023
<b>ADDRESS</b>	6413 TUPELO DR	<b>LAST DATE RENOVATED</b>	Ongoing
<b>MANAGER</b>	Gabriel Gutierrez-Monney	<b>CONDITION</b>	Great
<b>TELEPHONE</b>	729-3652	<b>BLDG. AGE</b>	1986
<b>TOTAL UNITS</b>	124	<b>BLDG. STYLE</b>	Stucco 2-Story



BR/BA	# of UNITS	RENT	SQ. FT.	RENT/SF	VACANT	HANDICAP
1/1	36	\$1,751	650	\$2.69	0	4
2/1	32	\$1,957	835	\$2.34	0	-
2/2	56	\$2,060	900	\$2.29	0	-

Unit Amenities				Project Amenities				Tenant Pays	
Alarms	✓	Furnished		BBQ Area	✓	Laundry Room	✓	Water	✓
Central Air	✓	Microwave		Basketball Court		Patio/Balcony	✓	Sewer	✓
Ceiling Fans	✓	Security Locks	✓	Covered Parking	✓	Playground		Garbage	✓
Dish Washer	✓	Washer/Dryer		Clubhouse		Security Gate	✓	Cable	✓
Disposal	✓	W/D Hook-up		Com. Garden		Security Guard		Electricity	✓
Fireplace		Trash Compactor		Garage		Security Patrols	✓	Gas	✓
Stove	✓	Refrigerator		Fitness Center	✓	Swim Pool	✓		
				Hot Tub	✓	Tennis Court		Subsidized	

Comments: Management company: SPI Mgmt., 800 Iron Point Rd., Folsom. | Pets allowed up to 35 lbs. w/breed restrictions; \$25 monthly pet rent, \$500 deposit for 1<sup>st</sup> pet, \$250 deposit for 2<sup>nd</sup> pet. | WEBSITE: [www.livingatthewoods.com](http://www.livingatthewoods.com).

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<b>PROPERTY NAME:</b>	ARBORELLE	<b>DATE</b>	06/2023
<b>ADDRESS</b>	8007 SUNRISE BLVD	<b>LAST DATE RENOVATED</b>	In process
<b>MANAGER</b>	Tara Speck	<b>CONDITION</b>	Good
<b>TELEPHONE</b>	725-2266	<b>BLDG. AGE</b>	1984
<b>TOTAL UNITS</b>	179	<b>BLDG. STYLE</b>	Wood 2-Story



BR/BA	# of UNITS	RENT	SQ. FT.	RENT/SF	VACANT	HANDICAP
1/1	59	\$1,058	705	\$1.50	1	-
2/1	40	\$1,265	800	\$1.58	1	-
2/2	80	\$1,265	900-930	\$1.40-\$1.36	2	-

Unit Amenities				Project Amenities				Tenant Pays	
Alarms	✓	Furnished		BBQ Area	✓	Laundry Room		Water	
Central Air	✓	Microwave		Basketball Court	✓	Patio/Balcony	✓	Sewer	
Ceiling Fans	✓	Security Locks	✓	Covered Parking	✓	Playground	✓	Garbage	
Dish Washer	✓	Washer/Dryer	✓	Clubhouse		Security Gate	✓	Cable	✓
Disposal	✓	W/D Hook-up		Com. Garden		Security Guard		Electricity	✓
Fireplace		Trash Compactor		Garage		Security Patrols		Gas	
Stove	✓	Refrigerator		Fitness Center		Swim Pool	✓		
				Hot Tub	✓	Tennis Court		Subsidized	✓

Comments: Pets allowed (65 lbs. weight limit, no more than 2, no large/aggressive breeds). | Subsidized Programs: Tax Credit (LIHTC) and accepts Section 8 vouchers. | Management Company: Security Properties Residential | Formerly known as Sundance. | WEBSITE: arborelle-citrusheights.com.

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<b>PROPERTY NAME:</b>	ARLO APARTMENTS	<b>DATE</b>	07/2023
<b>ADDRESS</b>	6011 SHADOW LN	<b>LAST DATE RENOVATED</b>	N/A
<b>MANAGER</b>	Rachelle Grant	<b>CONDITION</b>	Very Good
<b>TELEPHONE</b>	723-9393	<b>BLDG. AGE</b>	1986
<b>TOTAL UNITS</b>	410	<b>BLDG. STYLE</b>	Wood 2-Story



BR/BA	# of UNITS	RENT	SQ. FT.	RENT/SF	VACANT	HANDICAP
1/1	146	\$1,663-\$1,997	639	\$2.60-\$3.13	5	5
2/1	108	\$1,732-\$2,152	821	\$2.20-\$2.62	0	10
2/2	156	\$1,887-\$2,222	920	\$2.05-\$2.42	3	7

Unit Amenities				Project Amenities				Tenant Pays	
Alarms	✓	Furnished		BBQ Area	✓	Laundry Room		Water	✓
Central Air	✓	Microwave (some units)	✓	Basketball Court		Patio/Balcony	✓	Sewer	✓
Ceiling Fans	✓	Security Locks	✓	Covered Parking	✓	Playground		Garbage	✓
Dish Washer	✓	Washer/Dryer	✓	Clubhouse	✓	Security Gate	✓	Cable	✓
Disposal	✓	W/D Hook-up		Com. Garden	✓	Security Guard		Electricity	✓
Fireplace (some units)	✓	Trash Compactor	✓	Garage		Security Patrols		Gas	✓
Stove	✓	Refrigerator		Fitness Center	✓	Swim Pool	✓		
				Hot Tub	✓	Tennis Court	✓	Subsidized	

Comments: 2 Pets allowed (50 lbs. max 1<sup>st</sup> pet/20 lb. max 2<sup>nd</sup> pet) w/breed restrictions. Pet deposit \$500 1<sup>st</sup>; \$250 2<sup>nd</sup>; \$35 monthly pet rent per pet. | Management company: FPI. | Units 1-120 addressed as 6011 Shadow Lane; Units 121-224 at 6151 Shadow Lane; Units 225-310 at 6161 Shadow Lane; Units 1A-100A at 6200 Desimone Lane. | WEBSITE: rentthearlo.com.



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<b>PROPERTY NAME:</b>	ATWOOD APARTMENTS	<b>DATE</b>	07/2023
<b>ADDRESS</b>	5400 HERITAGE TREE LN	<b>LAST DATE RENOVATED</b>	2000
<b>MANAGER</b>	Jenelle Rollins	<b>CONDITION</b>	Excellent
<b>TELEPHONE</b>	966-9999	<b>BLDG. AGE</b>	2000
<b>TOTAL UNITS</b>	206	<b>BLDG. STYLE</b>	Wood 2-Story



BR/BA	# of UNITS	RENT	SQ. FT.	RENT/SF	VACANT	HANDICAP
1/1	90	\$1,740-\$2,300	745-800	\$2.34-\$2.88	3	Grnd Floor
2/2	76	\$1,782-\$2,300	956-1,300	\$1.85-\$1.77	5	Grnd Floor
3/3	40	\$1,753-\$2,000 \$2,092-\$2,300	1,203	\$1.46-\$1.66 \$1.74-\$1.91	0	Grnd Floor

Unit Amenities				Project Amenities				Tenant Pays	
Alarms	✓	Furnished		BBQ Area	✓	Laundry Room		Water	✓
Central Air	✓	Microwave	✓	Basketball Court		Patio/Balcony	✓	Sewer	✓
Ceiling Fans	✓	Security Locks	✓	Covered Parking	✓	Playground	✓	Garbage	✓
Dish Washer	✓	Washer/Dryer	✓	Clubhouse	✓	Security Gate	✓	Cable	✓
Disposal	✓	W/D Hook-up		Com. Garden		Security Guard		Electricity	✓
Fireplace (most units)	✓	Trash Compactor		Garage	✓	Security Patrols	✓	Gas	✓
Stove	✓	Refrigerator		Fitness Center	✓	Swim Pool	✓		
				Hot Tub	✓	Tennis Court		Subsidized	

Comments: Pets allowed, 2 pets max, \$500 deposit 1<sup>st</sup> pet; \$250 2<sup>nd</sup> pet; \$50 monthly pet rent; breed restrictions. | Management company: MG Properties. | Storage units offered at \$50 a month. | Formerly The Grove at Sunrise. | Email: [info.atwood@mgproperties.com](mailto:info.atwood@mgproperties.com). | WEBSITE: [rentatwood.com](http://rentatwood.com).

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<b>PROPERTY NAME:</b>	BIRDCAGE VILLAGE	<b>DATE</b>	06/2023
<b>ADDRESS</b>	7799 FARMGATE WAY (6101 BIRDCAGE ST)	<b>LAST DATE RENOVATED</b>	Ongoing
<b>MANAGER</b>	Carmen Coltisor	<b>CONDITION</b>	Good
<b>TELEPHONE</b>	966-6636	<b>BLDG. AGE</b>	1976
<b>TOTAL UNITS</b>	360	<b>BLDG. STYLE</b>	Wood 2-Story



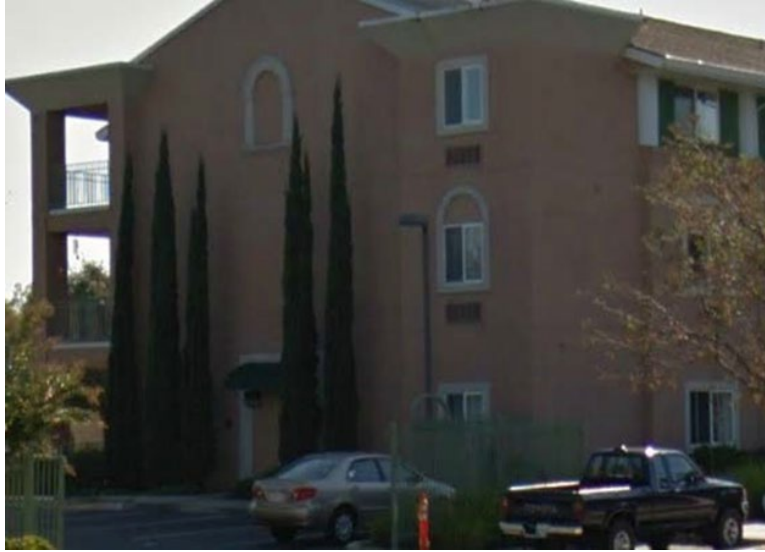
BR/BA	# of UNITS	RENT	SQ. FT.	RENT/SF	VACANT	HANDICAP
1/1	104/80	\$1,250-\$1,300	600-680	\$2.08-\$2.36	0	0
2/1	104	\$1,550	816	\$1.90	0	0
2/2	36	\$1,650	910	\$1.81	0	0
3/2	20	\$1,900	1,153	\$1.65	0	0
3/2 Duplex	16	\$2,100	1,400	\$1.50	0	0

Unit Amenities				Project Amenities				Tenant Pays	
Alarms	✓	Furnished		BBQ Area	✓	Laundry Room	✓	Water	✓
Central Air	✓	Microwave	✓	Basketball Court	✓	Patio/Balcony	✓	Sewer	✓
Ceiling Fans	✓	Security Locks	✓	Covered Parking	✓	Playground	✓	Garbage	✓
Dish Washer	✓	Washer/Dryer (some units)	✓	Clubhouse (also office)	✓	Security Gate	✓	Cable	✓
Disposal	✓	W/D Hook-up (some units)	✓	Com. Garden		Security Guard		Electricity	✓
Fireplace (some units)	✓	Trash Compactor		Garage		Security Patrols	✓	Gas	✓
Stove	✓	Refrigerator		Fitness Center	✓	Swim Pool	✓		
				Hot Tub		Tennis Court		Subsidized	

Comments: Pets allowed, max 25 lbs. full grown; max 2 pets per apt; \$300 deposit; \$35 monthly pet rent. | Management company: CCEB, 37 West Yokuts Ave., Ste A3, Stockton, CA 95207 - (209) 472-7288. | Buildings have individual addresses from Birdcage St; office uses 7799 Farmgate. | Complex has a car wash area. | email: [manager@livebirdcagevillage.com](mailto:manager@livebirdcagevillage.com). | WEBSITE: [livebirdcagevillage.com](http://livebirdcagevillage.com).

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<b>PROPERTY NAME:</b>	COGIR OF STOCK RANCH SENIOR	<b>DATE</b>	06/2023
<b>ADDRESS</b>	7418 STOCK RANCH RD	<b>LAST DATE RENOVATED</b>	2021
<b>MANAGER</b>	Ricky David, Jr.	<b>CONDITION</b>	Excellent
<b>TELEPHONE</b>	725-7418	<b>BLDG. AGE</b>	1998
<b>TOTAL UNITS</b>	115	<b>BLDG. STYLE</b>	Stucco 3-Story



BR/BA	# of UNITS	RENT	SQ. FT.	RENT/SF	VACANT	HANDICAP
Studio	35	\$3,895-\$4,295	438-550	\$8.89-\$7.80	3	0
1/1	70	\$4,295-\$4,995	614-680	\$7.00-\$7.35	13	0
2/2	11	\$5,995	938-1,150	\$6.39-\$5.21	5	0

Unit Amenities				Project Amenities				Tenant Pays	
Alarms	✓	Furnished		BBQ Area		Laundry Room	✓	Water	
Central Air	✓	Microwave	✓	Basketball Court		Patio/Balcony	✓	Sewer	
Ceiling Fans		Security Locks		Covered Parking	✓	Playground		Garbage	
Dish Washer		Washer/Dryer		Clubhouse		Security Gate	✓	Cable	
Disposal		W/D Hook-up		Com. Garden	✓	Security Guard		Electricity	
Fireplace		Trash Compactor		Garage		Security Patrols		Gas	
Stove	✓	Refrigerator		Fitness Center		Swim Pool			
				Hot Tub		Tennis Court		Subsidized	

Comments: Minimum age 62. | Independent living with services including 24-hour staffing, three meals daily, housekeeping, transportation, activities, home health care. | Pets permitted. | Formerly Merrill Gardens. | WEBSITE: [cogirofstockranchseniorliving.com](http://cogirofstockranchseniorliving.com).

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<b>PROPERTY NAME:</b>	COPPERWOOD APARTMENTS	<b>DATE</b>	06/2023
<b>ADDRESS</b>	7870 LOCHER WY	<b>LAST DATE RENOVATED</b>	In process
<b>MANAGER</b>	Nancy Ashlock	<b>CONDITION</b>	Good
<b>TELEPHONE</b>	721-0990	<b>BLDG. AGE</b>	1988
<b>TOTAL UNITS</b>	62	<b>BLDG. STYLE</b>	Wood 2-Story



BR/BA	# of UNITS	RENT	SQ. FT.	RENT/SF	VACANT	HANDICAP
1/1	34	\$1,495-\$1,690	630	\$2.37-\$2.68	1	-
2/2	28	\$1,695-\$1,930	830	\$2.04-\$2.33	0	-

Unit Amenities				Project Amenities				Tenant Pays	
Alarms	✓	Furnished		BBQ Area	✓	Laundry Room	✓	Water	✓
Central Air	✓	Microwave	✓	Basketball Court		Patio/Balcony	✓	Sewer	✓
Ceiling Fans	✓	Security Locks	✓	Covered Parking	✓	Playground		Garbage	✓
Dish Washer	✓	Washer/Dryer		Clubhouse		Security Gate	✓	Cable	✓
Disposal	✓	W/D Hook-up		Com. Garden		Security Guard		Electricity	✓
Fireplace	✓	Trash Compactor		Garage	✓	Security Patrols		Gas	✓
Stove	✓	Refrigerator		Fitness Center		Swim Pool	✓		
				Hot Tub	✓	Tennis Court		Subsidized	

Comments: Pets allowed (40 lbs. weight limit, no aggressive breeds). | Management company: Pearl Investment Co. | Email: Copperwood@pearlinvestment.com. | WEBSITE: www.copperwoodapartments.com.



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<b>PROPERTY NAME:</b>	COUNTRY LANE	<b>DATE</b>	11/2023
<b>ADDRESS</b>	5909 COUNTRY LANE	<b>LAST DATE RENOVATED</b>	
<b>MANAGER</b>	Jennifer Buckley	<b>CONDITION</b>	Good
<b>TELEPHONE</b>	692-8255	<b>BLDG. AGE</b>	1990
<b>TOTAL UNITS</b>	31	<b>BLDG. STYLE</b>	Wood 1-Story



BR/BA	# of UNITS	RENT	SQ. FT.	RENT/SF	VACANT	HANDICAP
1/1	14		650		1	14
2/2	17		950		1	17

Unit Amenities				Project Amenities				Tenant Pays	
Alarms		Furnished		BBQ Area		Laundry Room		Water	
Central Air	✓	Microwave		Basketball Court		Patio/Balcony	✓	Sewer	
Ceiling Fans		Security Locks	✓	Covered Parking	✓	Playground		Garbage	
Dish Washer	✓	Washer/Dryer	✓	Clubhouse		Security Gate		Cable	✓
Disposal	✓	W/D Hook-up		Com. Garden	✓	Security Guard		Electricity	✓
Fireplace	✓	Trash Compactor		Garage		Security Patrols		Gas	✓
Stove	✓	Refrigerator	✓	Fitness Center		Swim Pool			
				Hot Tub		Tennis Court		Subsidized	

Comments: Unable to connect with complex to get updated information. | Pets allowed, 1 per apartment up to 25 lbs.; \$500 pet deposit. | Management company: Brittain Commercial.

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<b>PROPERTY NAME:</b>	CREEKSIDE COLONY	<b>DATE</b>	07/2023
<b>ADDRESS</b>	7951 KINGSWOOD DR	<b>LAST DATE RENOVATED</b>	Ongoing
<b>MANAGER</b>	Kim Cenderelli	<b>CONDITION</b>	Very Good
<b>TELEPHONE</b>	966-2128	<b>BLDG. AGE</b>	1987
<b>TOTAL UNITS</b>	113	<b>BLDG. STYLE</b>	Wood 2-Story



BR/BA	# of UNITS	RENT	SQ. FT.	RENT/SF	VACANT	HANDICAP
Studio	37	\$1,474-\$1,499	480	\$3.07-\$3.12	0	Grnd Floor
1/1	37	\$1,574-\$1,899	680	\$2.31-\$2.79	1	Grnd Floor
2/1.5	38	\$2,074-\$2,174	860	\$2.41-\$2.53	2	Grnd Floor
3/2	1	\$2,400	1,200	\$2.00	0	-

Unit Amenities				Project Amenities				Tenant Pays	
Alarms	✓	Furnished		BBQ Area	✓	Laundry Room	✓	Water	✓
Central Air	✓	Microwave	✓	Basketball Court		Patio/Balcony	✓	Sewer	✓
Ceiling Fans	✓	Security Locks	✓	Covered Parking	✓	Playground/ (park area)	✓	Garbage	✓
Dish Washer	✓	Washer/Dryer (some units)	✓	Clubhouse/ (lease office)	✓	Security Gate		Cable	✓
Disposal	✓	W/D Hook-up		Com. Garden		Security Guard		Electricity	✓
Fireplace	✓	Trash Compactor		Garage		Security Patrols	✓	Gas	
Stove	✓	Refrigerator		Fitness Center		Swim Pool	✓		
				Hot Tub	✓	Tennis Court		Subsidized	

Comments: Pets allowed with breed restrictions and companion animals allowed; \$500 pet deposit; \$25 monthly pet rent. | All units can be modified to be handicapped accessible. | Management company: RCMI. | Formerly Park at Sunrise Creek. | WEBSITE: creekside-colony.com.

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<b>PROPERTY NAME:</b>	CREEKSIDE ESTATES	<b>DATE</b>	07/2023
<b>ADDRESS</b>	6380 DENTON WY	<b>LAST DATE RENOVATED</b>	
<b>MANAGER</b>	Alina Duncan	<b>CONDITION</b>	Good
<b>TELEPHONE</b>	725-4100	<b>BLDG. AGE</b>	1984
<b>TOTAL UNITS</b>	72	<b>BLDG. STYLE</b>	Wood 2-Story



BR/BA	# of UNITS	RENT	SQ. FT.	RENT/SF	VACANT	HANDICAP
1/1	32	\$1,420	750	\$1.89	2	-
2/1.5	40	\$1,620	1,000	\$1.62	1	-

Unit Amenities				Project Amenities				Tenant Pays	
Alarms	✓	Furnished		BBQ Area		Laundry Room	✓	Water	✓
Central Air	✓	Microwave		Basketball Court		Patio/Balcony	✓	Sewer	✓
Ceiling Fans	✓	Security Locks	✓	Covered Parking	✓	Playground		Garbage	✓
Dish Washer	✓	Washer/Dryer		Clubhouse		Security Gate*	✓	Cable	✓
Disposal	✓	W/D Hook-up		Com. Garden		Security Guard		Electricity	✓
Fireplace	✓	Trash Compactor		Garage		Security Patrols		Gas	
Stove	✓	Refrigerator		Fitness Center		Swim Pool	✓		
				Hot Tub		Tennis Court		Subsidized	

Comments: \*Complex has a vehicle gate and a separate pedestrian gate. | WEBSITE: [www.creeksideestatesapartments.com](http://www.creeksideestatesapartments.com).



## City of Citrus Heights Apartment Guide

<b>PROPERTY NAME:</b>	THE CREST SENIOR	<b>DATE</b>	07/2023
<b>ADDRESS</b>	6650 CROSSWOODS CIR	<b>LAST DATE RENOVATED</b>	2016
<b>MANAGER</b>	Lynne Podesta	<b>CONDITION</b>	Very Good
<b>TELEPHONE</b>	969-6161	<b>BLDG. AGE</b>	1984
<b>TOTAL UNITS</b>	122	<b>BLDG. STYLE</b>	Wood 2-Story



BR/BA	# of UNITS	RENT	SQ. FT.	RENT/SF	VACANT	HANDICAP
Studio	24	\$1,550-\$1,995	415	\$3.73-\$4.81	9	Yes
1/1	92	\$1,825-\$2,025	515-530	\$3.54-\$3.82	40	Yes
2/1	6	\$2,225	680	\$3.27	0	Yes

Unit Amenities				Project Amenities				Tenant Pays	
Alarms	✓	Furnished		BBQ Area	✓	Laundry Room	✓	Water	✓
Central Air	✓	Microwave (some units)	✓	Basketball Court		Patio/Balcony	✓	Sewer	✓
Ceiling Fans (some units)	✓	Security Locks	✓	Covered Parking		Playground		Garbage	✓
Dish Washer		Washer/Dryer	✓	Clubhouse	✓	Security Gate		Cable	✓
Disposal		W/D Hook-up		Com. Garden		Security Guard		Electricity	✓
Fireplace		Trash Compactor		Garage		Security Patrols		Gas	✓
Stove (some units)	✓	Refrigerator		Fitness Center	✓	Swim Pool			
				Hot Tub		Tennis Court		Subsidized	

Comments: Minimum age 55. Independent living with activities and transportation to select locations. | Complex adjacent to tennis court, park, and a library. | Pets permitted, \$250 non-refundable fee per pet; max 2 pets, 35 lbs. weight limit, \$25 monthly pet rent. | Uses water cooling system for AC & heat. | 4' x 4' storage spaces available to rent. | Monthly Utilities Fee: Studio-\$135; 1/1-\$175; 2/1-\$185. | Management: Pacifica Residential, San Diego | Formerly Crosswood Oaks. | WEBSITE: [seniorlivingcitrusheights.com](http://seniorlivingcitrusheights.com).



## City of Citrus Heights Apartment Guide

<b>PROPERTY NAME:</b>	CROSSWOOD PARK	<b>DATE</b>	06/2023
<b>ADDRESS</b>	6801 SAN TOMAS	<b>LAST DATE RENOVATED</b>	N/A
<b>MANAGER</b>	Emmaly Declercq	<b>CONDITION</b>	Good
<b>TELEPHONE</b>	729-7275	<b>BLDG. AGE</b>	1976
<b>TOTAL UNITS</b>	180	<b>BLDG. STYLE</b>	Wood 2-Story



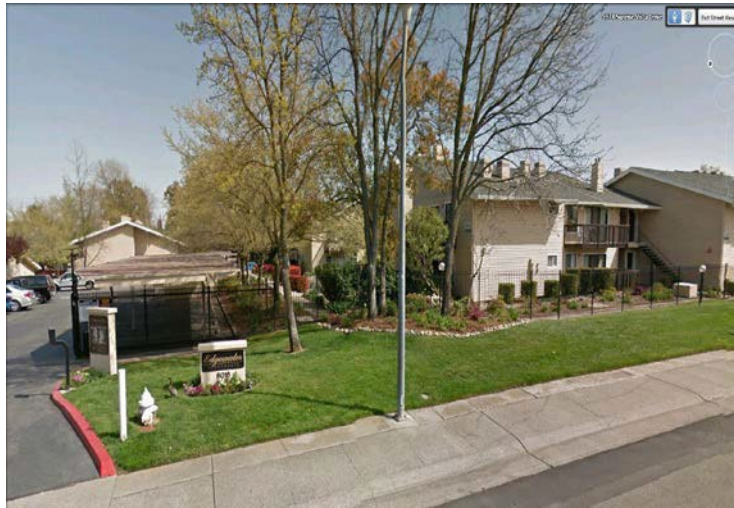
BR/BA	# of UNITS	RENT	SQ. FT.	RENT/SF	VACANT	HANDICAP
1/1	66	\$1,800	802	\$2.24	0	
2/1	12	\$1,950	950	\$2.05	0	
2/1.5	81	\$2,200	1,250	\$1.78	1	
3/2	21	\$2,500	1,400	\$1.79	0	

Unit Amenities				Project Amenities				Tenant Pays	
Alarms	✓	Furnished		BBQ Area	✓	Laundry Room		Water	✓
Central Air	✓	Microwave	✓	Basketball Court	✓	Patio/Balcony	✓	Sewer	✓
Ceiling Fans	✓	Security Locks	✓	Covered Parking	✓	Playground		Garbage	✓
Dish Washer	✓	Washer/Dryer	✓	Clubhouse		Security Gate		Cable	✓
Disposal	✓	W/D Hook-up	✓	Com. Garden		Security Guard		Electricity	✓
Fireplace	✓	Trash Compactor		Garage		Security Patrols		Gas	
Stove	✓	Refrigerator		Fitness Center	✓	Swim Pool	✓		
				Hot Tub	✓	Tennis Court	✓	Subsidized	

Comments: Pets allowed (30 lbs. weight limit; no more than 2 pets; \$500 deposit for 1<sup>st</sup> pet, \$250 for 2<sup>nd</sup>.) | Management company: JMK Investments. | Each building uses separate address. | WEBSITE: [crosswoodpark.com](http://crosswoodpark.com).

## City of Citrus Heights Apartment Guide

<b>PROPERTY NAME:</b>	CYPRESS GREENS	<b>DATE</b>	06/2023
<b>ADDRESS</b>	6143 AUBURN BLVD	<b>LAST DATE RENOVATED</b>	15+ years ago
<b>MANAGER</b>	Ryan Blue	<b>CONDITION</b>	Good
<b>TELEPHONE</b>	495-5388	<b>BLDG. AGE</b>	1976
<b>TOTAL UNITS</b>	80	<b>BLDG. STYLE</b>	Wood/Stucco 2-Story



BR/BA	# of UNITS	RENT	SQ. FT.	RENT/SF	VACANT	HANDICAP
Studio	8	\$1,125	500	\$2.25	0	0
1/1	72	\$1,325	750	\$1.77	0	0

Unit Amenities				Project Amenities				Tenant Pays	
Alarms	✓	Furnished		BBQ Area		Laundry Room	✓	Water	
Central Air	✓	Microwave	✓	Basketball Court		Patio/Balcony		Sewer	
Ceiling Fans		Security Locks	✓	Covered Parking		Playground		Garbage	
Dish Washer		Washer/Dryer		Clubhouse		Security Gate	✓	Cable	✓
Disposal	✓	W/D Hook-up		Com. Garden		Security Guard		Electricity	
Fireplace		Trash Compactor		Garage		Security Patrols		Gas	
Stove		Refrigerator		Fitness Center		Swim Pool	✓		
				Hot Tub		Tennis Court		Subsidized	

Comments: Cats and small dogs (breed restrictions) allowed; 25 lbs. weight limit; \$500 pet deposit; no monthly pet rent. | Owned by Ibrahimzada Property Trust. | Formerly Olive Grove. | WEBSITE: [www.investwithamir.com](http://www.investwithamir.com).

## City of Citrus Heights Apartment Guide

<b>PROPERTY NAME:</b>	EDGEWATER APARTMENTS	<b>DATE</b>	06/2023
<b>ADDRESS</b>	6016 SUNRISE VISTA DR	<b>LAST DATE RENOVATED</b>	2007
<b>MANAGER</b>	Casey Brezinski	<b>CONDITION</b>	Good
<b>TELEPHONE</b>	891-6437	<b>BLDG. AGE</b>	1976
<b>TOTAL UNITS</b>	237	<b>BLDG. STYLE</b>	Wood 2-Story



BR/BA	# of UNITS	RENT	SQ. FT.	RENT/SF	VACANT	HANDICAP
Studio	25	\$1,510	494	\$3.06	2	
1/1	88	\$1,625	719	\$2.26	1	
1/1 Large	16	\$1,725	806	\$2.14	0	
1/1.5	48	\$1,825	956	\$1.91	1	
2/1	60	\$1,950	1,147	\$1.70	10	
3/2.5	1	\$2,500	-	-	0	

Unit Amenities				Project Amenities				Tenant Pays	
Alarms	✓	Furnished		BBQ Area		Laundry Room	✓	Water	✓
Central Air	✓	Microwave		Basketball Court		Patio/Balcony	✓	Sewer	✓
Ceiling Fans	✓	Security Locks	✓	Covered Parking	✓	Playground		Garbage	✓
Dish Washer	✓	Washer/Dryer	✓	Clubhouse	✓	Security Gate	✓	Cable	✓
Disposal	✓	W/D Hook-up		Com. Garden		Security Guard	✓	Electricity	✓
Fireplace (some units)	✓	Trash Compactor		Garage		Security Patrols		Gas	
Stove	✓	Refrigerator (some units)	✓	Fitness Center	✓	Swim Pool	✓		
				Hot Tub	✓	Tennis Court	✓	Subsidized	

Comments: Pets allowed (25 lbs. weight limit). | Management company: JMK Investments. | Units 1-131 addressed as 6016 Sunrise Vista Dr.; Units 132-236 addressed as 5930 Sunrise Vista Dr.; Office at 6016 Sunrise Vista Dr. | WEBSITE: [livingatedgewater.com](http://livingatedgewater.com).

## City of Citrus Heights Apartment Guide

<b>PROPERTY NAME:</b>	FAIR OAKS SENIOR APARTMENTS	<b>DATE</b>	2/2025
<b>ADDRESS</b>	12057 FAIR OAKS BLVD	<b>LAST DATE RENOVATED</b>	NEW
<b>MANAGER</b>	Tina Navarro	<b>CONDITION</b>	NEW
<b>TELEPHONE</b>	279-221-8758	<b>BLDG. AGE</b>	2024
<b>TOTAL UNITS</b>	108	<b>BLDG. STYLE</b>	Wood 3-Story



BR/BA	# of UNITS		RENT		SQ. FT.		RENT/SF		VACANT		HANDICAP	
1/1	40		\$1247		561		\$2.22		0			
2/1	67		\$1491		772		\$1.93		1			
Unit Amenities				Project Amenities						Tenant Pays		
Alarms		Furnished		BBQ Area		Laundry Room	✔	Water				
Central Air	✔	Microwave		Basketball Court		Patio/Balcony	✔	Sewer				
Ceiling Fans		Security Locks	✔	Covered Parking	✔	Playground		Garbage				
Dish Washer	✔	Washer/Dryer	✔	Clubhouse	✔	Security Gate		Cable	✔			
Disposal	✔	W/D Hook-up	✔	Com. Garden	✔	Security Guard	✔	Electricity	✔			
Fireplace		Trash Compactor		Garage		Security Patrols		Gas				
Stove	✔	Refrigerator	✔	Fitness Center		Swim Pool						
Mini Library	✔	Walking Trail	✔	Hot Tub		Tennis Court		Subsidized	✔			

Comments: Pets allowed (25 lbs. weight limit, breed restrictions). | Management company: FPI Management. | All units use 12057 Fair Oaks Blvd | [tina.navarro@fpimgt.com](mailto:tina.navarro@fpimgt.com) | WEBSITE: [Fair Oaks Senior - Apartments in Fair Oaks, CA | Apartments.com](https://www.fair-oaks-senior-apartments.com)



## City of Citrus Heights Apartment Guide

<b>PROPERTY NAME:</b>	FOXBOROUGH APARTMENTS	<b>DATE</b>	06/2023
<b>ADDRESS</b>	7795 ANTELOPE RD	<b>LAST DATE RENOVATED</b>	2006
<b>MANAGER</b>	Cristle David	<b>CONDITION</b>	Very Good
<b>TELEPHONE</b>	729-3520	<b>BLDG. AGE</b>	1989
<b>TOTAL UNITS</b>	140	<b>BLDG. STYLE</b>	Wood 2-Story



BR/BA	# of UNITS	RENT	SQ. FT.	RENT/SF	VACANT	HANDICAP
1/1	70	\$1,684	760	\$2.22	5	ALL
2/2-Cottage	16	\$2,090	960	\$2.18	2	ALL
2/2	54	\$1,857	960	\$1.93	3	ALL

Unit Amenities				Project Amenities				Tenant Pays	
Alarms	✓	Furnished		BBQ Area	✓	Laundry Room		Water	✓
Central Air	✓	Microwave	✓	Basketball Court		Patio/Balcony	✓	Sewer	✓
Ceiling Fans	✓	Security Locks	✓	Covered Parking	✓	Playground		Garbage	✓
Dish Washer	✓	Washer/Dryer	✓	Clubhouse	✓	Security Gate	✓	Cable	✓
Disposal	✓	W/D Hook-up	✓	Com. Garden		Security Guard		Electricity	✓
Fireplace	✓	Trash Compactor		Garage		Security Patrols	✓	Gas	✓
Stove	✓	Refrigerator		Fitness Center	✓	Swim Pool	✓		
				Hot Tub	✓	Tennis Court		Subsidized	

Comments: Pets allowed (50 lbs. weight limit, breed restrictions). | Management company: FPI Management. | All units use 7795 Antelope Rd. and unit #. | [Email: foxborough.asst@FPIMGT.com](mailto:foxborough.asst@FPIMGT.com). | WEBSITE: [www.foxboroughapts.com](http://www.foxboroughapts.com).

## City of Citrus Heights Apartment Guide

<b>PROPERTY NAME:</b>	FOXWOOD	<b>DATE</b>	07/2023
<b>ADDRESS</b>	7453 SANDALWOOD DR	<b>LAST DATE RENOVATED</b>	
<b>MANAGER</b>	Christine Matthews	<b>CONDITION</b>	Good
<b>TELEPHONE</b>	469-7461	<b>BLDG. AGE</b>	1990
<b>TOTAL UNITS</b>	38	<b>BLDG. STYLE</b>	Stucco 2-Story



BR/BA	# of UNITS	RENT	SQ. FT.	RENT/SF	VACANT	HANDICAP
1/1	20	\$1,450	780	\$1.86	0	Grnd Floor
2/1	18	\$1,650	980	\$1.68	0	Grnd Floor

Unit Amenities				Project Amenities				Tenant Pays	
Alarms	✓	Furnished		BBQ Area	✓	Laundry Room	✓	Water	
Central Air	✓	Microwave (some units)	✓	Basketball Court		Patio/Balcony		Sewer	
Ceiling Fans	✓	Security Locks	✓	Covered Parking	✓	Playground		Garbage	
Dish Washer	✓	Washer/Dryer		Clubhouse		Security Gate		Cable	✓
Disposal	✓	W/D Hook-up		Com. Garden		Security Guard		Electricity	✓
Fireplace		Trash Compactor		Garage		Security Patrols		Gas	
Stove	✓	Refrigerator		Fitness Center		Swim Pool	✓		
				Hot Tub	✓	Tennis Court		Subsidized	

Comments: Pets allowed (one pet, 10 lbs. weight limit), \$450 deposit per pet; no monthly pet rent. | Management company: LFI Investments.

## City of Citrus Heights Apartment Guide

<b>PROPERTY NAME:</b>	GREENBACK GARDENS	<b>DATE</b>	06/2023
<b>ADDRESS</b>	6231 BURICH AVE	<b>LAST DATE RENOVATED</b>	Ongoing
<b>MANAGER</b>	Candice Garza	<b>CONDITION</b>	Great
<b>TELEPHONE</b>	969-4055	<b>BLDG. AGE</b>	1986
<b>TOTAL UNITS</b>	80	<b>BLDG. STYLE</b>	Wood 2-Story



BR/BA	# of UNITS	RENT	SQ. FT.	RENT/SF	VACANT	HANDICAP
1/1	33	\$1,550	672	\$2.30	7	1
2/2	47	\$1,725	889	\$1.94	2	0

Unit Amenities				Project Amenities				Tenant Pays	
Alarms	✓	Furnished		BBQ Area		Laundry Room	✓	Water*	✓
Central Air	✓	Microwave		Basketball Court		Patio/Balcony	✓	Sewer*	✓
Ceiling Fans	✓	Security Locks	✓	Covered Parking	✓	Playground		Garbage*	✓
Dish Washer	✓	Washer/Dryer		Clubhouse		Security Gate		Cable	✓
Disposal	✓	W/D Hook-up		Com. Garden		Security Guard		Electricity	✓
Fireplace		Trash Compactor		Garage		Security Patrols	✓	Gas	✓
Stove	✓	Refrigerator		Fitness Center		Swim Pool	✓		
				Hot Tub	✓	Tennis Court		Subsidized	

Comments: Pets allowed up to 20 lbs. fully grown; \$500 deposit-1<sup>st</sup> pet; \$750 deposit for 2 pets; no monthly pet rent. | Management: JMK Investments, 6231 Burich Ave., CH 95610. | \*Some units pay for water, sewer, garbage. | WEBSITE: [greenbackgardens.com](http://greenbackgardens.com).

## City of Citrus Heights Apartment Guide

<b>PROPERTY NAME:</b>	GREENBACK LANE	<b>DATE</b>	07/2023
<b>ADDRESS</b>	6324 GREENBACK LN	<b>LAST DATE RENOVATED</b>	Ongoing
<b>MANAGER</b>	Gabi Habibeh	<b>CONDITION</b>	Good
<b>TELEPHONE</b>	722-1042	<b>BLDG. AGE</b>	1960's
<b>TOTAL UNITS</b>	20	<b>BLDG. STYLE</b>	Stucco 2-Story



BR/BA	# of UNITS	RENT	SQ. FT.	RENT/SF	VACANT	HANDICAP
3/1	20	\$1,150-\$1,500	790	\$1.46-\$1.90	1	0

Unit Amenities				Project Amenities				Tenant Pays	
Alarms	✓	Furnished		BBQ Area		Laundry Room	✓	Water	
Central Air	✓	Microwave		Basketball Court		Patio/Balcony		Sewer	
Ceiling Fans	✓	Security Locks		Covered Parking		Playground		Garbage	
Dish Washer	✓	Washer/Dryer		Clubhouse		Security Gate		Cable	✓
Disposal	✓	W/D Hook-up		Com. Garden		Security Guard		Electricity	✓
Fireplace		Trash Compactor		Garage		Security Patrols		Gas	✓
Stove	✓	Refrigerator		Fitness Center		Swim Pool	✓		
				Hot Tub		Tennis Court		Subsidized	

Comments: Complex has less than 1 space per unit; prefer residents who don't drive or have no vehicle. | Pets under 6 lbs. permitted; pet deposit \$200-\$300; no charge for service animals. | WEBSITE: None.



## City of Citrus Heights Apartment Guide

<b>PROPERTY NAME:</b>	GREENBACK MANOR	<b>DATE</b>	06/2023
<b>ADDRESS</b>	7500 GREENBACK LN	<b>LAST DATE RENOVATED</b>	N/A
<b>MANAGER</b>	Oksana Sokalskaya	<b>CONDITION</b>	Fair
<b>TELEPHONE</b>	726-1657	<b>BLDG. AGE</b>	1972
<b>TOTAL UNITS</b>	156	<b>BLDG. STYLE</b>	Wood 2-Story



BR/BA	# of UNITS	RENT	SQ. FT.	RENT/SF	VACANT	HANDICAP
1/1	54	\$1,049	637	\$1.65	0	
2/1	55	\$1,256	742	\$1.69	0	
3/1.5	31	\$1,489	962	\$1.55	0	
4/1.5	16	\$1,657	1,123	\$1.48	0	

Unit Amenities				Project Amenities				Tenant Pays	
Alarms	✓	Furnished		BBQ Area	✓	Laundry Room	✓	Water	
Central Air	✓	Microwave		Basketball Court	✓	Patio/Balcony		Sewer	
Ceiling Fans	✓	Security Locks	✓	Covered Parking	✓	Playground	✓	Garbage	
Dish Washer	✓	Washer/Dryer		Clubhouse (mtg. rm.)	✓	Security Gate	✓	Cable	✓
Disposal	✓	W/D Hook-up		Com. Garden		Security Guard		Electricity	✓
Fireplace		Trash Compactor		Garage		Security Patrols	✓	Gas	✓
Stove	✓	Refrigerator		Fitness Center		Swim Pool			
				Hot Tub		Tennis Court		Subsidized	✓

Comments: Pets allowed (20 lbs. weight limit, 2 pets per household; pet deposit \$300 each pet). | RPM Company. | All units use 7500 Greenback Lane. | Accepts Section 8 vouchers. | WEBSITE: rpmcompany.com.

## City of Citrus Heights Apartment Guide

<b>PROPERTY NAME:</b>	GREENBACK RIDGE	<b>DATE</b>	06/2023
<b>ADDRESS</b>	7566 GREENBACK LN	<b>LAST DATE RENOVATED</b>	Approx. 2013
<b>MANAGER</b>	Ashlyn Colley	<b>CONDITION</b>	Good
<b>TELEPHONE</b>	725-3197	<b>BLDG. AGE</b>	1991
<b>TOTAL UNITS</b>	93	<b>BLDG. STYLE</b>	Stucco 2-Story



BR/BA	# of UNITS	RENT	SQ. FT.	RENT/SF	VACANT	HANDICAP
1/1	36	\$1,675-\$1,749	760	\$2.20-\$2.30	1	Grnd Floor
2/1	1	\$1,850	900	\$2.06	0	1
2/2	44	\$1,899-\$2,049	952	\$1.99-\$2.15	1	Grnd Floor
3/2	12	\$2,275	1,138	\$2.00	0	12

Unit Amenities				Project Amenities				Tenant Pays	
Alarms	✓	Furnished		BBQ Area		Laundry Room		Water	✓
Central Air	✓	Microwave	✓	Basketball Court		Patio/Balcony	✓	Sewer	✓
Ceiling Fans	✓	Security Locks	✓	Covered Parking	✓	Playground		Garbage	✓
Dish Washer	✓	Washer/Dryer	✓	Clubhouse	✓	Security Gate	✓	Cable	✓
Disposal	✓	W/D Hook-up		Com. Garden		Security Guard		Electricity	✓
Fireplace	✓	Trash Compactor		Garage	✓	Security Patrols	✓	Gas	✓
Stove	✓	Refrigerator		Fitness Center	✓	Swim Pool	✓		
				Hot Tub	✓	Tennis Court		Subsidized	

Comments: Pets allowed (25 lbs. weight limit, 2 pet max, \$500 dep. for one pet, \$750 dep. for 2 pets). | Management company: FPI Management. | WEBSITE: thegreenbackridge.com.

## City of Citrus Heights Apartment Guide

<b>PROPERTY NAME:</b>	GREENBACK TERRACE	<b>DATE</b>	06/2023
<b>ADDRESS</b>	6312 BIRDCAGE ST	<b>LAST DATE RENOVATED</b>	2019-2020
<b>MANAGER</b>	Cathryn Barone	<b>CONDITION</b>	Excellent
<b>TELEPHONE</b>	721-5575	<b>BLDG. AGE</b>	1977
<b>TOTAL UNITS</b>	72	<b>BLDG. STYLE</b>	Wood 2-Story



BR/BA	# of UNITS	RENT	SQ. FT.	RENT/SF	VACANT	HANDICAP
2/1	16	\$1,975	900	\$2.19	0	0
2/2	40	\$2,125	1,100	\$1.93	2	0
3/2	16	\$2,425	1,300	\$1.87	0	0

Unit Amenities				Project Amenities				Tenant Pays	
Alarms	✓	Furnished		BBQ Area	✓	Laundry Room		Water	✓
Central Air	✓	Microwave	✓	Basketball Court	✓	Patio/Balcony	✓	Sewer	✓
Ceiling Fans		Security Locks	✓	Covered Parking	✓	Playground	✓	Garbage	✓
Dish Washer	✓	Washer/Dryer	✓	Clubhouse	✓	Security Gate	✓	Cable	✓
Disposal	✓	W/D Hook-up	✓	Com. Garden		Security Guard		Electricity	✓
Fireplace		Trash Compactor		Garage		Security Patrols	✓	Gas	
Stove	✓	Refrigerator	✓	Fitness Center	✓	Swim Pool	✓		
				Hot Tub	✓	Tennis Court	✓	Subsidized	

Comments: Buildings are addressed as 6300, 6302, 6304, 6306, 6308, 6310, 6312 (office), 6314, 6316, 6318, and 6320 Birdcage St.; 8 units per bldg. | Pets allowed, max 2 cats, max 2 dogs (breed restrictions); \$500 deposit; monthly pet rent \$50. | WEBSITE: [greenbackapts.com](http://greenbackapts.com).

## City of Citrus Heights Apartment Guide

<b>PROPERTY NAME:</b>	HEATHER DOWNS	<b>DATE</b>	06/2023
<b>ADDRESS</b>	12633 FAIR OAKS BLVD	<b>LAST DATE RENOVATED</b>	2016
<b>MANAGER</b>	Charlee Lane	<b>CONDITION</b>	Good
<b>TELEPHONE</b>	723-1601	<b>BLDG. AGE</b>	1986
<b>TOTAL UNITS</b>	120	<b>BLDG. STYLE</b>	Wood 2-Story



BR/BA	# of UNITS	RENT	SQ. FT.	RENT/SF	VACANT	HANDICAP
1/1	56	\$1,750	749	\$2.34	4	Grnd Floor
2/1	24	\$1,900	952	\$2.00	0	Grnd Floor
2/2	40	\$2,000	981	\$2.04	2	Grnd Floor

Unit Amenities				Project Amenities				Tenant Pays	
Alarms	✓	Furnished		BBQ Area	✓	Laundry Room		Water	✓
Central Air	✓	Microwave	✓	Basketball Court		Patio/Balcony	✓	Sewer	✓
Ceiling Fans	✓	Security Locks	✓	Covered Parking	✓	Playground		Garbage	✓
Dish Washer	✓	Washer/Dryer	✓	Clubhouse	✓	Security Gate		Cable	✓
Disposal	✓	W/D Hook-up		Com. Garden		Security Guard		Electricity	✓
Fireplace	✓	Trash Compactor		Garage		Security Patrols	✓	Gas	✓
Stove	✓	Refrigerator		Fitness Center		Swim Pool	✓		
				Hot Tub	✓	Tennis Court		Subsidized	

Comments: Pets allowed (20 lbs. fully grown). | Management company: Lilliann Properties. | Complex has a secured mailroom. | WEBSITE: heatherdownsapts.com.



## City of Citrus Heights Apartment Guide

<b>PROPERTY NAME:</b>	HUNTINGTON SQUARE	<b>DATE</b>	06/2023
<b>ADDRESS</b>	7311 HUNTINGTON SQUARE	<b>LAST DATE RENOVATED</b>	Ongoing
<b>MANAGER</b>	Brandi Hansen	<b>CONDITION</b>	Very Good
<b>TELEPHONE</b>	723-9595	<b>BLDG. AGE</b>	1986
<b>TOTAL UNITS</b>	229	<b>BLDG. STYLE</b>	Wood 2-Story



BR/BA	# of UNITS	RENT	SQ. FT.	RENT/SF	VACANT	HANDICAP
1/1	92	\$1,800	750	\$2.40	2	5
2/1	56	\$1,950	975	\$2.00	3	0
2/2	56	\$2,150	1,068	\$2.01	0	0
3/2.5	25	\$2,475	1,461	\$1.69	1	0

Unit Amenities				Project Amenities				Tenant Pays	
Alarms	✓	Furnished		BBQ Area		Laundry Room		Water	✓
Central Air	✓	Microwave	✓	Basketball Court	✓	Patio/Balcony	✓	Sewer	✓
Ceiling Fans	✓	Security Locks	✓	Covered Parking	✓	Playground	✓	Garbage	✓
Dish Washer	✓	Washer/Dryer	✓	Clubhouse	✓	Security Gate		Cable	✓
Disposal	✓	W/D Hook-up		Com. Garden		Security Guard		Electricity	✓
Fireplace	✓	Trash Compactor		Garage	✓	Security Patrols	✓	Gas	✓
Stove	✓	Refrigerator		Fitness Center	✓	Swim Pool	✓		
				Hot Tub	✓	Tennis Court	✓	Subsidized	

Comments: Pets allowed: 25 lbs. weight limit; no more than 2 pets; \$300 deposit per pet. | Management company: JMK Investments. | Accepts Section 8 vouchers. | Email: [manager@huntingtonsquareapartments.com](mailto:manager@huntingtonsquareapartments.com). | WEBSITE: [huntingtonsquareapartments.com](http://huntingtonsquareapartments.com).

## City of Citrus Heights Apartment Guide

<b>PROPERTY NAME:</b>	LEGACY PARK	<b>DATE</b>	06/2023
<b>ADDRESS</b>	8079 SUNRISE EAST WAY	<b>LAST DATE RENOVATED</b>	2008
<b>MANAGER</b>	Olga	<b>CONDITION</b>	Very Good
<b>TELEPHONE</b>	967-1778	<b>BLDG. AGE</b>	1979
<b>TOTAL UNITS</b>	144	<b>BLDG. STYLE</b>	Wood 2-Story



BR/BA	# of UNITS	RENT	SQ. FT.	RENT/SF	VACANT	HANDICAP
1/1	40	\$1,495-\$1,575	660	\$2.27-\$2.39	3	0
2/1	104	\$1,695-\$1,750	861	\$1.97-\$2.03	1	0

Unit Amenities				Project Amenities				Tenant Pays	
Alarms	✓	Furnished		BBQ Area		Laundry Room	✓	Water	✓
Central Air	✓	Microwave		Basketball Court	✓	Patio/Balcony	✓	Sewer	✓
Ceiling Fans	✓	Security Locks	✓	Covered Parking	✓	Playground		Garbage	✓
Dish Washer	✓	Washer/Dryer		Clubhouse	✓	Security Gate		Cable	✓
Disposal	✓	W/D Hook-up		Com. Garden		Security Guard	✓	Electricity	✓
Fireplace		Trash Compactor		Garage		Security Patrols		Gas	
Stove	✓	Refrigerator		Fitness Center		Swim Pool	✓		
				Hot Tub	✓	Tennis Court	✓	Subsidized	

Comments: Pets allowed, 25 lbs. weight limit. | Management company: Pacific Capital Management. | [Email: lpark@pac-cap.com](mailto:lpark@pac-cap.com). | Formerly Sierra Chase. | WEBSITE: [legacyparkaptsliving.com](http://legacyparkaptsliving.com).

## City of Citrus Heights Apartment Guide

<b>PROPERTY NAME:</b>	MARIPOSA OAKS	<b>DATE</b>	11/2023
<b>ADDRESS</b>	7727 MARIPOSA AVE	<b>LAST DATE RENOVATED</b>	
<b>MANAGER</b>		<b>CONDITION</b>	Fair
<b>TELEPHONE</b>		<b>BLDG. AGE</b>	1960
<b>TOTAL UNITS</b>	16	<b>BLDG. STYLE</b>	Stucco 2-Story



BR/BA	# of UNITS	RENT	SQ. FT.	RENT/SF	VACANT	HANDICAP
2/1	16	-	745	-	-	-

Unit Amenities				Project Amenities				Tenant Pays	
Alarms		Furnished		BBQ Area		Laundry Room	✓	Water	
Central Air	✓	Microwave		Basketball Court		Patio/Balcony		Sewer	
Ceiling Fans		Security Locks		Covered Parking		Playground		Garbage	
Dish Washer	✓	Washer/Dryer		Clubhouse		Security Gate	✓	Cable	
Disposal	✓	W/D Hook-up		Com. Garden		Security Guard		Electricity	
Fireplace		Trash Compactor		Garage		Security Patrols		Gas	
Stove		Refrigerator		Fitness Center		Swim Pool			
				Hot Tub		Tennis Court		Subsidized	

Comments: Unable to connect with complex to get updated information.

## City of Citrus Heights Apartment Guide

<b>PROPERTY NAME:</b>	THE MEADOWS	<b>DATE</b>	06/2023
<b>ADDRESS</b>	7677 GREENBACK LN	<b>LAST DATE RENOVATED</b>	1 Bldg in 2016 1 Bldg in 2020
<b>MANAGER</b>	Tracy Knippen	<b>CONDITION</b>	Very Good
<b>TELEPHONE</b>	726-6626	<b>BLDG. AGE</b>	1970
<b>TOTAL UNITS</b>	256	<b>BLDG. STYLE</b>	Wood 2-Story



BR/BA	# of UNITS	RENT	SQ. FT.	RENT/SF	VACANT	HANDICAP
Studio	64	\$1,310	410	\$3.20	2	0
1/1	104	\$1,450-\$1,525	540-605	\$2.69-\$2.52	5	3
2/1	48	\$1,655-\$1,705	800-835	\$2.07-\$2.04	1	0
2/1.5	20	\$1,710	800	\$2.14	1	0
2/2	20	\$1,755	850	\$2.06	1	0

Unit Amenities				Project Amenities				Tenant Pays	
Alarms	✓	Furnished		BBQ Area	✓	Laundry Room	✓	Water	✓
Central Air	✓	Microwave		Basketball Court		Patio/Balcony	✓	Sewer	✓
Ceiling Fans	✓	Security Locks	✓	Covered Parking	✓	Playground		Garbage	✓
Dish Washer	✓	Washer/Dryer		Clubhouse		Security Gate	✓	Cable	✓
Disposal	✓	W/D Hook-up		Com. Garden		Security Guard		Electricity	✓
Fireplace		Trash Compactor		Garage		Security Patrols	✓	Gas	
Stove	✓	Refrigerator		Fitness Center		Swim Pool	✓		
				Hot Tub		Tennis Court		Subsidized	

Comments: Pets allowed 45 lbs. and under; breed restrictions; 2 pet limit. | Includes complexes at 6301, 6305, 6309, 6313, 6317, 6325 San Pablo Dr. | Management company: Blvd Residential. | WEBSITE: [themeadowsca.com](http://themeadowsca.com).



## City of Citrus Heights Apartment Guide

<b>PROPERTY NAME:</b>	MONTAGE	<b>DATE</b>	07/2023
<b>ADDRESS</b>	12801 FAIR OAKS BLVD	<b>LAST DATE RENOVATED</b>	
<b>MANAGER</b>	Michelle Phelps	<b>CONDITION</b>	Very Good
<b>TELEPHONE</b>	722-3898	<b>BLDG. AGE</b>	1988
<b>TOTAL UNITS</b>	636	<b>BLDG. STYLE</b>	Stucco 1 & 2-Story



BR/BA	# of UNITS	RENT	SQ. FT.	RENT/SF	VACANT	HANDICAP
1/1	150	\$1,600	600	\$2.67	0	4
1/1 Large	160	\$1,700	710	\$2.39	0	0
2/2	160	\$1,800	854	\$2.11	10	0
2/2 Large	166	\$1,900	900	\$2.11	0	0

Unit Amenities				Project Amenities				Tenant Pays	
Alarms	✓	Furnished		BBQ Area	✓	Laundry Room		Water	✓
Central Air	✓	Microwave		Basketball Court		Patio/Balcony	✓	Sewer	✓
Ceiling Fans	✓	Security Locks	✓	Covered Parking	✓	Playground	✓	Garbage	✓
Dish Washer	✓	Washer/Dryer	✓	Clubhouse	✓	Security Gate	✓	Cable	✓
Disposal	✓	W/D Hook-up		Com. Garden		Security Guard		Electricity	✓
Fireplace		Trash Compactor		Garage		Security Patrols		Gas	
Stove	✓	Refrigerator		Fitness Center	✓	Swim Pool	✓		
				Hot Tub	✓	Tennis Court		Subsidized	

Comments: Subsidized if qualify. | Formerly The Fairways and Oakcreek. | WEBSITE: [liveatthemontage.com](http://liveatthemontage.com).

## City of Citrus Heights Apartment Guide

<b>PROPERTY NAME:</b>	THE MONTELENA	<b>DATE</b>	07/2023
<b>ADDRESS</b>	7532 GREENBACK LN	<b>LAST DATE RENOVATED</b>	Ongoing
<b>MANAGER</b>	Jacquelynn Lewis	<b>CONDITION</b>	Very Good
<b>TELEPHONE</b>	725-3700	<b>BLDG. AGE</b>	2001
<b>TOTAL UNITS</b>	38	<b>BLDG. STYLE</b>	Wood 2-Story



BR/BA	# of UNITS	RENT	SQ. FT.	RENT/SF	VACANT	HANDICAP
1/1	20	\$1,800	800	\$2.25	0	3
2/2	16	\$2,275	1,030	\$2.21	0	3
3/2	2	\$2,400	1,300	\$1.85	0	0

Unit Amenities				Project Amenities				Tenant Pays	
Alarms	✓	Furnished		BBQ Area		Laundry Room		Water	✓
Central Air	✓	Microwave	✓	Basketball Court		Patio/Balcony	✓	Sewer	✓
Ceiling Fans	✓	Security Locks	✓	Covered Parking	✓	Playground		Garbage	✓
Dish Washer	✓	Washer/Dryer	✓	Clubhouse		Privacy Gate	✓	Cable	✓
Disposal	✓	W/D Hook-up		Com. Garden		Security Guard		Electricity	✓
Fireplace		Trash Compactor		Garage	✓	Security Patrols		Gas	✓
Stove	✓	Refrigerator		Fitness Center		Swim Pool			
				Hot Tub		Tennis Court		Subsidized	

Comments: Accept Section 8 if qualify. | Service animals only. | Water, sewer, garbage included in rent. |  
WEBSITE: None.

## City of Citrus Heights Apartment Guide

<b>PROPERTY NAME:</b>	NORMANDY PARK SENIOR	<b>DATE</b>	11/2023
<b>ADDRESS</b>	7575 MADISON AVE	<b>LAST DATE RENOVATED</b>	2000
<b>MANAGER</b>	Cynthia	<b>CONDITION</b>	Excellent
<b>TELEPHONE</b>	563-9177	<b>BLDG. AGE</b>	2000
<b>TOTAL UNITS</b>	116	<b>BLDG. STYLE</b>	Stucco 2-Story



BR/BA	# of UNITS	RENT	SQ. FT.	RENT/SF	VACANT	HANDICAP
1/1	64	\$888-\$1,598	705	\$1.26-\$2.27	0	
2/2	52	\$1,061-\$1,785	958	\$1.11-\$1.87	0	

Unit Amenities				Project Amenities				Tenant Pays	
Alarms		Furnished		BBQ Area	✓	Laundry Room	✓	Water	
Central Air	✓	Microwave		Basketball Court		Patio/Balcony	✓	Sewer	
Ceiling Fans		Security Locks		Covered Parking	✓	Playground		Garbage	
Dish Washer	✓	Washer/Dryer		Clubhouse	✓	Security Gate		Cable	✓
Disposal	✓	W/D Hook-up	✓	Com. Garden		Security Guard		Electricity	✓
Fireplace		Trash Compactor		Garage	✓	Security Patrols		Gas	✓
Stove	✓	Refrigerator		Fitness Center		Swim Pool	✓		
				Hot Tub		Tennis Court		Subsidized	✓

Comments: Unable to connect via phone; information gathered from website. | Mgmt. company: St. Anton 1801 I Street, Suite 200, Sacramento, CA 95811. | Complex age restricted 55+. | Pets allowed up to 25 lbs., breed restrictions may apply; service animals accepted. | WEBSITE: normandyparkapts.com.

## City of Citrus Heights Apartment Guide

<b>PROPERTY NAME:</b>	OAK CREEK VILLAGE	<b>DATE</b>	07/2023
<b>ADDRESS</b>	7747 GREENBACK LN	<b>LAST DATE RENOVATED</b>	
<b>MANAGER</b>	Taylor Currier	<b>CONDITION</b>	Very Good
<b>TELEPHONE</b>	729-4115	<b>BLDG. AGE</b>	1991
<b>TOTAL UNITS</b>	88	<b>BLDG. STYLE</b>	Wood 2-Story



BR/BA	# of UNITS	RENT	SQ. FT.	RENT/SF	VACANT	HANDICAP
Studio	10	\$1,415	450	\$3.14	0	Yes
1/1	34	\$1,475	750	\$1.97	0	Yes
2/1	17	\$1,650	938	\$1.76	0	Yes
2/2	27	\$1,700	1,000	\$1.70	0	Yes

Unit Amenities				Project Amenities				Tenant Pays	
Alarms	✓	Furnished		BBQ Area	✓	Laundry Room		Water	✓
Central Air	✓	Microwave	✓	Basketball Court		Patio/Balcony	✓	Sewer	✓
Ceiling Fans	✓	Security Locks	✓	Covered Parking	✓	Playground		Garbage	✓
Dish Washer	✓	Washer/Dryer	✓	Clubhouse	✓	Security Gate	✓	Cable	✓
Disposal	✓	W/D Hook-up		Com. Garden		Security Guard		Electricity	✓
Fireplace (some units)	✓	Trash Compactor		Garage	✓	Security Patrols		Gas	✓
Stove	✓	Refrigerator	✓	Fitness Center	✓	Swim Pool	✓		
				Hot Tub	✓	Tennis Court		Subsidized	

Comments: Management company: Pacific Capital Management. | Pets allowed, no weight limit, 2 per apt., 1<sup>st</sup> pet \$500 deposit, 2<sup>nd</sup> pet \$250 deposit. | Email: [oakcreekvillage@pac-cap.com](mailto:oakcreekvillage@pac-cap.com). | WEBSITE: [oakcreekvillageaptsliving.com](http://oakcreekvillageaptsliving.com).



## City of Citrus Heights Apartment Guide

<b>PROPERTY NAME:</b>	THE OAKS AT ARCADE CREEK	<b>DATE</b>	07/2023
<b>ADDRESS</b>	6544 AUBURN BLVD	<b>LAST DATE RENOVATED</b>	
<b>MANAGER</b>		<b>CONDITION</b>	Excellent
<b>TELEPHONE</b>	726-6100	<b>BLDG. AGE</b>	2004
<b>TOTAL UNITS</b>	48	<b>BLDG. STYLE</b>	Wood 2-Story



BR/BA	# of UNITS	RENT	SQ. FT.	RENT/SF	VACANT	HANDICAP
1/1	-	\$1,595-\$1,695	708	\$2.25-\$2.39	0	2
2/1	-	\$1,850-\$1,950	964	\$1.91-\$2.02	0	some

Unit Amenities				Project Amenities				Tenant Pays	
Alarms	✓	Furnished		BBQ Area		Laundry Room		Water	
Central Air	✓	Microwave	✓	Basketball Court		Patio/Balcony	✓	Sewer	
Ceiling Fans	✓	Security Locks	✓	Covered Parking	✓	Playground		Garbage	
Dish Washer	✓	Washer/Dryer	✓	Clubhouse		Security Gate		Cable	✓
Disposal	✓	W/D Hook-up	✓	Com. Garden		Security Guard		Electricity	✓
Fireplace (some units)	✓	Trash Compactor		Garage		Security Patrols		Gas	✓
Stove	✓	Refrigerator	✓	Fitness Center		Swim Pool	✓		
				Hot Tub	✓	Tennis Court		Subsidized	

Comments: Dogs (breed restrictions) and cats allowed, \$500 deposit, limit 1 each. | FPI Management. | All units use 6544 Auburn and Unit #.

## City of Citrus Heights Apartment Guide

<b>PROPERTY NAME:</b>	THE OAKS AT STOCK RANCH	<b>DATE</b>	06/2023
<b>ADDRESS</b>	6635 SYLVAN RD	<b>LAST DATE RENOVATED</b>	2006
<b>MANAGER</b>	Kirsten Murphy	<b>CONDITION</b>	Very Good
<b>TELEPHONE</b>	723-5115	<b>BLDG. AGE</b>	1986
<b>TOTAL UNITS</b>	145	<b>BLDG. STYLE</b>	Wood 2-Story



BR/BA	# of UNITS	RENT	SQ. FT.	RENT/SF	VACANT	HANDICAP
1/1	64	\$1,750-\$1,830	649-850	\$2.70-\$2.15	5	0
2/1	32	\$1,950	1,002	\$1.95	0	0
2/2	33	\$2,150	1,082	\$1.99	0	0
3/2	16	\$2,350	1,257	\$1.87	0	0

Unit Amenities				Project Amenities				Tenant Pays	
Alarms	✓	Furnished		BBQ Area	✓	Laundry Room		Water	✓
Central Air	✓	Microwave		Basketball Court		Patio/Balcony	✓	Sewer	✓
Ceiling Fans	✓	Security Locks	✓	Covered Parking	✓	Playground	✓	Garbage	✓
Dish Washer	✓	Washer/Dryer	✓	Clubhouse		Security Gate		Cable	✓
Disposal	✓	W/D Hook-up		Com. Garden		Security Guard		Electricity	✓
Fireplace	✓	Trash Compactor		Garage	✓	Security Patrols	✓	Gas	✓
Stove	✓	Refrigerator		Fitness Center	✓	Swim Pool	✓		
				Hot Tub	✓	Tennis Court		Subsidized	

Comments: Pets allowed (25 lbs. weight limit; 2 pets max; \$500 deposit 1<sup>st</sup> pet; \$250 deposit 2<sup>nd</sup> pet. | Complex includes half mile nature trail, car wash station, gated mail area. | Management company: JMK. | WEBSITE: oaksatstockranch.com.

## City of Citrus Heights Apartment Guide

<b>PROPERTY NAME:</b>	THE ORCHARD	<b>DATE</b>	06/2023
<b>ADDRESS</b>	7969 MADISON AVE	<b>LAST DATE RENOVATED</b>	Ongoing
<b>MANAGER</b>	Julia Manzo	<b>CONDITION</b>	Good
<b>TELEPHONE</b>	966-1012	<b>BLDG. AGE</b>	1984
<b>TOTAL UNITS</b>	136	<b>BLDG. STYLE</b>	Wood 2-Story



BR/BA	# of UNITS	RENT	SQ. FT.	RENT/SF	VACANT	HANDICAP
1/1	68	\$1,495	616-818	\$2.42-\$1.83	5	Grnd Floor
2/1	16	\$1,800	1,096	\$1.64	0	Grnd Floor
2/2	52	\$1,900	1,150	\$1.65	0	Grnd Floor

Unit Amenities				Project Amenities				Tenant Pays	
Alarms	✓	Furnished		BBQ Area	✓	Laundry Room	✓	Water	✓
Central Air	✓	Microwave (some units)	✓	Basketball Court		Patio/Balcony	✓	Sewer	✓
Ceiling Fans (dining rm.)	✓	Security Locks	✓	Covered Parking	✓	Playground		Garbage	✓
Dish Washer	✓	Washer/Dryer (some units)	✓	Clubhouse	✓	Security Gate	✓	Cable	✓
Disposal	✓	W/D Hook-up		Com. Garden		Security Guard		Electricity	✓
Fireplace (some units)	✓	Trash Compactor		Garage	✓	Security Patrols	✓	Gas	✓
Stove	✓	Refrigerator		Fitness Center	✓	Swim Pool	✓		
				Hot Tub	✓	Tennis Court	✓	Subsidized	

Comments: Pets allowed up to 45 lbs.; \$500 deposit. | Management: Blvd Residential. | Complex has a dog park. | WEBSITE: [livingattheorchard.com](http://livingattheorchard.com).

## City of Citrus Heights Apartment Guide

<b>PROPERTY NAME:</b>	PARIS APARTMENTS	<b>DATE</b>	01/2024
<b>ADDRESS</b>	6201 PARIS ST.	<b>LAST DATE RENOVATED</b>	Ongoing
<b>MANAGER</b>	Mia Stephens	<b>CONDITION</b>	Good
<b>TELEPHONE</b>	728-1500	<b>BLDG. AGE</b>	--
<b>TOTAL UNITS</b>	8	<b>BLDG. STYLE</b>	Wood, 1 story



BR/BA	# of UNITS	RENT	SQ. FT.	RENT/SF	VACANT	HANDICAP
2/1	8	\$1,600	950	\$1.68	0	0

Unit Amenities				Project Amenities				Tenant Pays	
Alarms	✓	Furnished		BBQ Area		Laundry Room	✓	Water	
Central Air (wall AC & wall heater)	✓	Microwave		Basketball Court		Patio/Balcony	✓	Sewer	
Ceiling Fans	✓	Security Locks	✓	Covered Parking		Playground		Garbage	
Dish Washer	✓	Washer/Dryer		Clubhouse		Security Gate		Cable	✓
Disposal	✓	W/D Hook-up		Com. Garden		Security Guard		Electricity	✓
Fireplace		Trash Compactor		Garage		Security Patrols		Gas	✓
Stove	✓	Refrigerator	✓	Fitness Center		Swim Pool			
				Hot Tub		Tennis Court		Subsidized	✓

Comments: Pet policy: no dogs; max 2 cats allowed with \$300 non-refundable pet fee for 1<sup>st</sup> cat/\$150 for 2<sup>nd</sup> cat; \$20 rent per month per pet. | Accepts Section 8 vouchers. | Website: parisapartmentproperties.com.



## City of Citrus Heights Apartment Guide

<b>PROPERTY NAME:</b>	PEBBLE BEACH APARTMENTS	<b>DATE</b>	11/2023
<b>ADDRESS</b>	7944 PEBBLE BEACH DR	<b>LAST DATE RENOVATED</b>	2023
<b>MANAGER</b>	Cathy Cunningham	<b>CONDITION</b>	Good
<b>TELEPHONE</b>	863-1636	<b>BLDG. AGE</b>	1977
<b>TOTAL UNITS</b>	24	<b>BLDG. STYLE</b>	Wood 2-Story



BR/BA	# of UNITS	RENT	SQ. FT.	RENT/SF	VACANT	HANDICAP
Studio	6	-	480	-	-	-
1/1	18	\$1,250	680	\$1.84	-	-

Unit Amenities				Project Amenities				Tenant Pays	
Alarms	✓	Furnished		BBQ Area		Laundry Room	✓	Water	✓
Central Air & Heat	✓	Microwave (upon request)	✓	Basketball Court		Patio/Balcony	✓	Sewer	✓
Ceiling Fans	✓	Security Locks		Covered Parking	✓	Playground		Garbage	✓
Dish Washer	✓	Washer/Dryer		Clubhouse		Security Gate		Cable	
Disposal	✓	W/D Hook-up		Com. Garden		Security Guard		Electricity	
Fireplace	✓	Trash Compactor		Garage		Security Patrols		Gas	
Stove	✓	Refrigerator	✓	Fitness Center		Swim Pool	✓		
				Hot Tub		Tennis Court		Subsidized	

Comments: No pets allowed. | Does not accept Housing Choice vouchers.

## City of Citrus Heights Apartment Guide

<b>PROPERTY NAME:</b>	THE RENAISSANCE	<b>DATE</b>	06/2023
<b>ADDRESS</b>	7711 GREENBACK LN	<b>LAST DATE RENOVATED</b>	1973
<b>MANAGER</b>	Sara Madao	<b>CONDITION</b>	Very Good
<b>TELEPHONE</b>	723-1500	<b>BLDG. AGE</b>	1971
<b>TOTAL UNITS</b>	300	<b>BLDG. STYLE</b>	Wood 2-Story



BR/BA	# of UNITS	RENT	SQ. FT.	RENT/SF	VACANT	HANDICAP
1/1	72	\$1,498	592	\$2.53	0	Yes
1/1	88	\$1,625	627	\$2.59	3	Yes
2/1	88	\$1,644	760	\$2.16	3	Yes
2/1.5	24	\$1,743	840	\$2.08	3	Yes
3/2	16	\$2,384	1,150	\$2.07	1	Yes
3/2	12	\$2,613	1,440	\$1.81	2	Yes

Unit Amenities				Project Amenities				Tenant Pays	
Alarms	✓	Furnished		BBQ Area	✓	Laundry Room	✓	Water	✓
Central Air	✓	Microwave		Basketball Court	✓	Patio/Balcony	✓	Sewer	✓
Ceiling Fans (dining rm.)	✓	Security Locks		Covered Parking	✓	Playground	✓	Garbage	✓
Dish Washer	✓	Washer/Dryer		Clubhouse	✓	Security Gate	✓	Cable	✓
Disposal	✓	W/D Hook-up		Com. Garden		Security Guard	✓	Electricity	✓
Fireplace	✓	Trash Compactor		Garage		Security Patrols		Gas	✓
Stove		Refrigerator		Fitness Center	✓	Swim Pool	✓		
				Hot Tub	✓	Tennis Court		Subsidized	✓

Comments: Pets allowed (40 lbs. weight limit). | Management company: First Pointe Management. | Complex offers reasonable accommodations. | Fireplace in 3-bedroom cottages. | Accepts Section 8 vouchers and participates in the Bond Program. | WEBSITE: [therenaissance-citrusheights.com](http://therenaissance-citrusheights.com).

## City of Citrus Heights Apartment Guide

<b>PROPERTY NAME:</b>	THE REVA APARTMENTS	<b>DATE</b>	07/2023
<b>ADDRESS</b>	8123 SUNRISE BLVD	<b>LAST DATE RENOVATED</b>	2007-2008
<b>MANAGER</b>	Bari Jabbari	<b>CONDITION</b>	Good
<b>TELEPHONE</b>	723-7900	<b>BLDG. AGE</b>	1988
<b>TOTAL UNITS</b>	168	<b>BLDG. STYLE</b>	Wood 2-Story



BR/BA	# of UNITS	RENT	SQ. FT.	RENT/SF	VACANT	HANDICAP
1/1	68	\$1,688	640	\$2.64	2	Grnd Floor
2/1	28	\$1,999	815	\$2.45	0	Grnd Floor
2/2	72	\$2,044	930	\$2.20	0	Grnd Floor

Unit Amenities				Project Amenities				Tenant Pays	
Alarms	✓	Furnished		BBQ Area	✓	Laundry Room		Water	✓
Central Air	✓	Microwave	✓	Basketball Court		Patio/Balcony	✓	Sewer	✓
Ceiling Fans	✓	Security Locks		Covered Parking	✓	Playground		Garbage	✓
Dish Washer	✓	Washer/Dryer	✓	Clubhouse	✓	Security Gate	✓	Cable	✓
Disposal	✓	W/D Hook-up		Com. Garden		Security Guard		Electricity	✓
Fireplace	✓	Trash Compactor		Garage		Security Patrols		Gas	✓
Stove	✓	Refrigerator		Fitness Center	✓	Swim Pool	✓		
				Hot Tub	✓	Tennis Court		Subsidized	

Comments: Pets allowed (25 lbs. weight limit). | Management company: FPI Management. | Formerly Sunrise Commons. | WEBSITE: therevaapartments.com.

## City of Citrus Heights Apartment Guide

<b>PROPERTY NAME:</b>	RINDLE RANCH SENIOR APARTMENTS	<b>DATE</b>	06/2023
<b>ADDRESS</b>	6546 AUBURN BLVD	<b>LAST DATE RENOVATED</b>	03/2022
<b>MANAGER</b>	Sarah Greco	<b>CONDITION</b>	Beautiful
<b>TELEPHONE</b>	721-1172	<b>BLDG. AGE</b>	1974
<b>TOTAL UNITS</b>	292	<b>BLDG. STYLE</b>	Wood



BR/BA	# of UNITS	RENT	SQ. FT.	RENT/SF	VACANT	HANDICAP
Studio	48	\$1,400	506	\$2.77	0	
1/1	192	\$1,500	642	\$2.33	1	
2/1	52	\$1,675-\$1,775	734	\$2.28-\$2.42	0	

Unit Amenities				Project Amenities				Tenant Pays	
Alarms	✓	Furnished		BBQ Area	✓	Laundry Room	✓	Water	✓
Central Air	✓	Microwave		Basketball Court		Patio/Balcony	✓	Sewer	✓
Ceiling Fans		Security Locks	✓	Covered Parking	✓	Playground		Garbage	✓
Dish Washer		Washer/Dryer		Clubhouse	✓	Security Gate		Cable	✓
Disposal	✓	W/D Hook-up		Com. Garden		Security Guard		Electricity	✓
Fireplace		Trash Compactor		Garage		Security Patrols	✓	Gas	✓
Stove	✓	Refrigerator		Fitness Center		Swim Pool	✓		
				Hot Tub	✓	Tennis Court		Subsidized	✓

Comments: Pets allowed (45 lbs. weight limit, 2 pet max). | Age restricted (55 yr. min., 2<sup>nd</sup> applicant 45 yr.+). | Accepts Section 8 vouchers and all forms of income. | Management company: Haven Residential. | Owner reimbursement for water, sewer, garbage, and gas. | Buildings addressed separately. | Formerly Arcade Creek Manor. | WEBSITE: [rindleranchapartments.com](http://rindleranchapartments.com).



## City of Citrus Heights Apartment Guide

<b>PROPERTY NAME:</b>	SALISHAN	<b>DATE</b>	06/2023
<b>ADDRESS</b>	7541 RAMONA LANE	<b>LAST DATE RENOVATED</b>	Currently Renovating Interiors
<b>MANAGER</b>	Erica Webber	<b>CONDITION</b>	Very Good
<b>TELEPHONE</b>	726-6300	<b>BLDG. AGE</b>	1990
<b>TOTAL UNITS</b>	304	<b>BLDG. STYLE</b>	Stucco 2-Story



BR/BA	# of UNITS	RENT	SQ. FT.	RENT/SF	VACANT	HANDICAP
1/1 Jr.	24	\$1,690	672	\$2.51	1	Grnd Floor
1/1	80	\$1,700	755	\$2.25	0	Grnd Floor
2/1½	100	\$1,880-\$1,925	956	\$1.97-\$2.01	2	Grnd Floor
2/2	100	\$2,065-\$2,150	1,002	\$2.06-\$2.15	3	Grnd Floor

Unit Amenities				Project Amenities				Tenant Pays	
Alarms	✓	Furnished	*	BBQ Area	✓	Laundry Room		Water	✓
Central Air	✓	Microwave	✓	Sports Court	✓	Patio/Balcony	✓	Sewer	✓
Ceiling Fans	✓	Security Locks	✓	Covered Parking	✓	Playground	✓	Garbage	✓
Dish Washer	✓	Washer/Dryer	✓	Clubhouse	✓	Security Gate	✓	Cable	✓
Disposal	✓	W/D Hook-up		Com. Garden		Security Guard		Electricity	✓
Fireplace	✓	Trash Compactor		Garage		Security Patrols	✓	Gas	✓
Stove	✓	Refrigerator		Fitness Center	✓	Swim Pool	✓		
				Hot Tub	✓	Tennis Court	✓	Subsidized	✓

Comments: Pets allowed with 75 lbs. weight limit and \$600 deposit (one-time fee and is refundable if no damage); complex has a no-leash dog park. | Management company: Demmon Partners. | Accepts Section 8 vouchers. | Tenant pays flat rate for water, sewer, garbage (1 bedroom-\$60; 2 bedrooms-\$70). | \*Complex partners with Quartz to lease furniture. | WEBSITE: [www.salishanapts.net](http://www.salishanapts.net).

## City of Citrus Heights Apartment Guide

<b>PROPERTY NAME:</b>	SANDALWOOD PLACE	<b>DATE</b>	11/2023
<b>ADDRESS</b>	7456 SANDALWOOD DR	<b>LAST DATE RENOVATED</b>	Ongoing
<b>MANAGER</b>	Bob	<b>CONDITION</b>	Very Good
<b>TELEPHONE</b>		<b>BLDG. AGE</b>	1988
<b>TOTAL UNITS</b>	26	<b>BLDG. STYLE</b>	Wood 2-Story



BR/BA	# of UNITS	RENT	SQ. FT.	RENT/SF	VACANT	HANDICAP
1/1	12	-	558	-	-	-
2/2	14	-	832	-	-	-

Unit Amenities				Project Amenities				Tenant Pays	
Alarms	✓	Furnished		BBQ Area		Laundry Room	✓	Water	
Central Air	✓	Microwave (some units)	✓	Basketball Court		Patio/Balcony	✓	Sewer	
Ceiling Fans	✓	Security Locks		Covered Parking	✓	Playground		Garbage	
Dish Washer	✓	Washer/Dryer		Clubhouse		Security Gate		Cable	✓
Disposal	✓	W/D Hook-up		Com. Garden		Security Guard		Electricity	✓
Fireplace		Trash Compactor		Garage		Security Patrols		Gas	✓
Stove	✓	Refrigerator		Fitness Center		Swim Pool			
				Hot Tub		Tennis Court		Subsidized	

Comments: Unable to connect with complex; information gathered from Internet search. | Pets allowed (25 lbs. weight limit, increase in security deposit). | Management company: Vertus Properties, 916-223-6862.

## City of Citrus Heights Apartment Guide

<b>PROPERTY NAME:</b>	SHADOW RIDGE	<b>DATE</b>	07/2023
<b>ADDRESS</b>	6111 SHUPE DR	<b>LAST DATE RENOVATED</b>	
<b>MANAGER</b>	Erin Lewis	<b>CONDITION</b>	Good
<b>TELEPHONE</b>	723-9500	<b>BLDG. AGE</b>	1985
<b>TOTAL UNITS</b>	56	<b>BLDG. STYLE</b>	Wood/Stucco 2-Story



BR/BA	# of UNITS	RENT	SQ. FT.	RENT/SF	VACANT	HANDICAP
1/1	20	\$1,600-\$1,700	666	\$2.40-\$2.55	0	0
2/1	8	\$1,700-\$1,800	853	\$1.99-\$2.11	0	0
2/2	4	\$1,750-\$1,850	918	\$1.90-\$2.02	0	0
2/2	24	\$1,775-\$1,875	948	\$1.88-\$1.98	0	0

Unit Amenities				Project Amenities				Tenant Pays	
Alarms	✓	Furnished		BBQ Area		Laundry Room		Water	✓
Central Air	✓	Microwave	✓	Basketball Court		Patio/Balcony	✓	Sewer	✓
Ceiling Fans	✓	Security Locks	✓	Covered Parking	✓	Playground		Garbage	✓
Dish Washer	✓	Washer/Dryer	✓	Clubhouse		Security Gate	✓	Cable	✓
Disposal	✓	W/D Hook-up		Com. Garden		Security Guard	✓	Electricity	✓
Fireplace (some units)	✓	Trash Compactor		Garage		Security Patrols		Gas	✓
Stove	✓	Refrigerator		Fitness Center		Swim Pool	✓		
				Hot Tub	✓	Tennis Court		Subsidized	

Comments: Pets allowed (35 lbs. weight limit); \$500 pet deposit. | Management company: Pacific Capital Management. | Uses addresses 6101, 6111, 6121, and 6131 Shupe Dr. | WEBSITE: shadowridgeaptsliving.com.

## City of Citrus Heights Apartment Guide

<b>PROPERTY NAME:</b>	SIERRA GLEN	<b>DATE</b>	07/2023
<b>ADDRESS</b>	7321 AUBURN OAKS CT	<b>LAST DATE RENOVATED</b>	
<b>MANAGER</b>	Amber Vasco	<b>CONDITION</b>	Good
<b>TELEPHONE</b>	725-0444	<b>BLDG. AGE</b>	1984
<b>TOTAL UNITS</b>	168	<b>BLDG. STYLE</b>	Wood 2-Story



BR/BA	# of UNITS	RENT	SQ. FT.	RENT/SF	VACANT	HANDICAP
Studio	16	\$1,250	420	\$2.98	0	
1/1	96	\$1,350	634	\$2.13	1	
2/1	32	\$1,530	834	\$1.83	4	
2/2	24	\$1,700	932	\$1.82	0	

Unit Amenities				Project Amenities				Tenant Pays	
Alarms	✓	Furnished		BBQ Area		Laundry Room	✓	Water	✓
Central Air	✓	Microwave		Basketball Court		Patio/Balcony	✓	Sewer	✓
Ceiling Fans	✓	Security Locks	✓	Covered Parking	✓	Playground		Garbage	✓
Dish Washer	✓	Washer/Dryer		Clubhouse		Security Gate		Cable	✓
Disposal	✓	W/D Hook-up		Com. Garden		Security Guard	✓	Electricity	✓
Fireplace	✓	Trash Compactor		Garage		Security Patrols		Gas	✓
Stove	✓	Refrigerator	✓	Fitness Center		Swim Pool	✓		
				Hot Tub	✓	Tennis Court		Subsidized	

Comments: Pets allowed (max 2 pets allowed; 25 lbs. weight limit each); indoor cats/dogs only; \$400 deposit; \$30 monthly pet rent per pet). | Management company: CTL Management. | All units use 7321 Auburn Oaks Ct. and Unit #. | Complex has 1 ADA unit. | WEBSITE: citrusheightscaliforniapartments.com.



## City of Citrus Heights Apartment Guide

<b>PROPERTY NAME:</b>	SIERRA OAKS	<b>DATE</b>	11/2023
<b>ADDRESS</b>	7640 AUBURN BLVD	<b>LAST DATE RENOVATED</b>	10/23 – Roofs / 2023 Pool
<b>MANAGER</b>	Imdadullah Imdad	<b>CONDITION</b>	Good
<b>TELEPHONE</b>	722-8553	<b>BLDG. AGE</b>	1963
<b>TOTAL UNITS</b>	54	<b>BLDG. STYLE</b>	Plaster 2-Story



BR/BA	# of UNITS	RENT	SQ. FT.	RENT/SF	VACANT	HANDICAP
2/1	52	\$1,599	740	\$2.16	2	-
3/1	1	Manager Unit	-	-	-	-
4/1	1	\$1,950	1,100	\$1.77	-	-

Unit Amenities				Project Amenities				Tenant Pays	
Alarms		Furnished		BBQ Area	✓	Laundry Room	✓	Water	✓
Wall AC Units	✓	Microwave		Basketball Court		Patio/Balcony		Sewer	✓
Ceiling Fans	✓	Security Locks		Covered Parking		Playground		Garbage	✓
Dish Washer	✓	Washer/Dryer		Clubhouse		Security Gate		Cable	✓
Disposal		W/D Hook-up		Com. Garden		Security Guard		Electricity	✓
Fireplace		Trash Compactor		Garage		Security Patrols		Gas	✓
Stove	✓	Refrigerator	✓	Fitness Center		Swim Pool	✓		
				Hot Tub		Tennis Court		Subsidized	

Comments: Dogs and cats allowed; 1 pet limit; \$30 monthly pet rent; \$500 deposit. | Stainless steel appliances. | \$53 application fee. | 12-month lease only. | HCV accepted. | 17 units recently renovated. | WEBSITE: [living@sierraoaksliving.com](mailto:living@sierraoaksliving.com).

## City of Citrus Heights Apartment Guide

<b>PROPERTY NAME:</b>	SIERRA RIDGE	<b>DATE</b>	06/2023
<b>ADDRESS</b>	7434 AUBURN OAKS CT	<b>LAST DATE RENOVATED</b>	2019
<b>MANAGER</b>	Ecaterina Margaryan	<b>CONDITION</b>	Good
<b>TELEPHONE</b>	722-2200	<b>BLDG. AGE</b>	1985
<b>TOTAL UNITS</b>	148	<b>BLDG. STYLE</b>	Wood 2-Story



BR/BA	# of UNITS	RENT	SQ. FT.	RENT/SF	VACANT	HANDICAP
1/1	68	\$1,625 & \$1,725	690	\$2.36 & \$ 2.50	3	No
2/1.5	80	\$1,825 & \$1,925	890	\$2.05 & \$2.16	2	No

Unit Amenities				Project Amenities				Tenant Pays	
Alarms	✓	Furnished		BBQ Area	✓	Laundry Room		Water	✓
Central Air	✓	Microwave	✓	Basketball Court		Patio/Balcony	✓	Sewer	✓
Ceiling Fans (dining rm.)	✓	Security Locks	✓	Covered Parking	✓	Playground		Garbage	✓
Dish Washer	✓	Washer/Dryer	✓	Clubhouse		Security Gate	✓	Cable	✓
Disposal	✓	W/D Hook-up		Com. Garden		Security Guard	✓	Electricity	✓
Fireplace	✓	Trash Compactor		Garage		Security Patrols		Gas	✓
Stove	✓	Refrigerator		Fitness Center		Swim Pool	✓		
				Hot Tub		Tennis Court		Subsidized	

Comments: Pets allowed (25 lbs. weight limit; \$500 deposit). | All units use 7434 Auburn Oaks Ct. and Unit #. | Management company: Blvd Property Management. | WEBSITE: [liveatsierraridge.com](http://liveatsierraridge.com).

## City of Citrus Heights Apartment Guide

<b>PROPERTY NAME:</b>	SIERRA SQUARE APARTMENTS	<b>DATE</b>	07/2023
<b>ADDRESS</b>	8059 TARGA CIRCLE	<b>LAST DATE RENOVATED</b>	N/A
<b>MANAGER</b>	Deborah Idrovo	<b>CONDITION</b>	Good
<b>TELEPHONE</b>	961-0606	<b>BLDG. AGE</b>	1972
<b>TOTAL UNITS</b>	110	<b>BLDG. STYLE</b>	Wood 1-Story



BR/BA	# of UNITS	RENT	SQ. FT.	RENT/SF	VACANT	HANDICAP
1/1	56	\$1,485	625	\$2.38	2	Yes
2/1	37	\$1,700	750	\$2.67	3	No
2/1.5	16	\$1,800	800	\$2.25	1	No
3/1	1	\$1,895	850	\$2.23	0	No

Unit Amenities				Project Amenities				Tenant Pays	
Alarms	✓	Furnished		BBQ Area	✓	Laundry Room	✓	Water	✓
Central Air	✓	Microwave (some units)	✓	Basketball Court		Patio/Balcony	✓	Sewer	✓
Ceiling Fans	✓	Security Locks	✓	Covered Parking	✓	Playground		Garbage	✓
Dish Washer	✓	Washer/Dryer (some units)	✓	Clubhouse		Security Gate		Cable	
Disposal	✓	W/D Hook-up		Com. Garden		Security Guard		Electricity	✓
Fireplace		Trash Compactor		Garage		Security Patrols		Gas	
Stove	✓	Refrigerator	✓	Fitness Center	✓	Swim Pool	✓		
				Hot Tub		Tennis Court	✓	Subsidized	

Comments: Pets allowed (25 lbs. weight limit; \$500 deposit; \$50 monthly pet rent). | Management company: Vertus Properties. | Buildings addressed as 8059, 8062, 8066, 8070, 8074, 8078, 8082, 8085, 8086 Targa Cir. & 8050, 8080, 8090 Sunrise East Way. | Formerly Woodmore Manor. | WEBSITE: [sierrasquareapts.com](http://sierrasquareapts.com).

## City of Citrus Heights Apartment Guide

<b>PROPERTY NAME:</b>	SPRING CREEK	<b>DATE</b>	06/2023
<b>ADDRESS</b>	7761 GREENBACK LANE	<b>LAST DATE RENOVATED</b>	N/A
<b>MANAGER</b>	Brenda Martinez	<b>CONDITION</b>	Very Good
<b>TELEPHONE</b>	721-1847	<b>BLDG. AGE</b>	1984
<b>TOTAL UNITS</b>	268	<b>BLDG. STYLE</b>	Wood 2-Story



BR/BA	# of UNITS	RENT	SQ. FT.	RENT/SF	VACANT	HANDICAP
Studio/1	72	\$1,495-\$1,650	471	\$3.17-\$3.05	1	No
1/1	72	\$1,625-\$1,800	603	\$2.69-\$2.99	1	No
1/1 Townhouse	52	\$1,650-\$1,850	670	\$2.46-\$2.76	2	No
2/1	72	\$1,900-\$2,050	760	\$2.50-\$2.70	2	No

Unit Amenities				Project Amenities				Tenant Pays	
Alarms	✓	Furnished		BBQ Area	✓	Laundry Room	✓	Water	✓
Central Air	✓	Microwave	✓	Basketball Court		Patio/Balcony	✓	Sewer	✓
Ceiling Fans		Security Locks	✓	Covered Parking	✓	Playground	✓	Garbage	✓
Dish Washer	✓	Washer/Dryer		Clubhouse		Security Gate (some units)	✓	Cable	✓
Disposal	✓	W/D Hook-up		Com. Garden		Security Guard		Electricity	✓
Fireplace		Trash Compactor		Garage		Security Patrols	✓	Gas	✓
Stove		Refrigerator	✓	Fitness Center	✓	Swim Pool	✓		
				Hot Tub	✓	Tennis Court		Subsidized	

Comments: Pets allowed (2 cats & 2 dogs with breed restrictions; \$500 deposit 1<sup>st</sup> pet; \$250 deposit 2<sup>nd</sup> pet; \$35 monthly pet rent. Complex has a dog park. | When applying, \$50/person non-refundable Application Fee & \$150 Holding Fee. | Some units are at 7755 Sand Hill Dr., which has a security gate in the back. | WEBSITE: [thespringcreekapts.com](http://thespringcreekapts.com).



## City of Citrus Heights Apartment Guide

<b>PROPERTY NAME:</b>	SUMMER HILLS	<b>DATE</b>	07/2023
<b>ADDRESS</b>	5900 SPERRY DR	<b>LAST DATE RENOVATED</b>	N/A
<b>MANAGER</b>	Erin Lewis	<b>CONDITION</b>	Good
<b>TELEPHONE</b>	962-3679	<b>BLDG. AGE</b>	1993
<b>TOTAL UNITS</b>	116	<b>BLDG. STYLE</b>	Wood/Stucco 2-Story



BR/BA	# of UNITS	RENT	SQ. FT.	RENT/SF	VACANT	HANDICAP
1/1	38	\$1,500-\$1,600	700	\$2.14-\$2.29	1	0
2/2	78	\$1,600-\$1,700	900	\$1.78-\$2.89	0	0

Unit Amenities				Project Amenities				Tenant Pays	
Alarms	✓	Furnished		BBQ Area		Laundry Room	✓	Water	✓
Central Air	✓	Microwave		Basketball Court	✓	Patio/Balcony	✓	Sewer	✓
Ceiling Fans		Security Locks	✓	Covered Parking	✓	Playground		Garbage	✓
Dish Washer	✓	Washer/Dryer		Clubhouse	✓	Security Gate		Cable	✓
Disposal	✓	W/D Hook-up		Com. Garden		Security Guard	✓	Electricity	✓
Fireplace		Trash Compactor		Garage		Security Patrols		Gas	
Stove	✓	Refrigerator		Fitness Center	✓	Swim Pool	✓		
				Hot Tub	✓	Tennis Court	✓	Subsidized	✓

Comments: Accepts Section 8 vouchers. | Pets allowed (35 lbs. weight limit, no full blood Pits). | Management company: Pacific Capital Mgmnt. | Email: [summerhills@pac-cap.com](mailto:summerhills@pac-cap.com). | WEBSITE: [summerhillsaptsliving.com](http://summerhillsaptsliving.com).

## City of Citrus Heights Apartment Guide

<b>PROPERTY NAME:</b>	SUMMERFIELD PLACE	<b>DATE</b>	06/2023
<b>ADDRESS</b>	7969 PEBBLE BEACH DR	<b>LAST DATE RENOVATED</b>	Ongoing
<b>MANAGER</b>	Zoran Dmidrovic	<b>CONDITION</b>	Good
<b>TELEPHONE</b>	536-7792	<b>BLDG. AGE</b>	1977
<b>TOTAL UNITS</b>	100	<b>BLDG. STYLE</b>	Wood 2-Story



BR/BA	# of UNITS	RENT	SQ. FT.	RENT/SF	VACANT	HANDICAP
Studio	28	\$1,300	500	\$2.60	1	No
1/1	47	\$1,500	680	\$2.21	0	N0
2/1.5	25	\$1,700	860	\$1.98	1	

Unit Amenities				Project Amenities				Tenant Pays	
Alarms	✓	Furnished		BBQ Area		Laundry Room	✓	Water	✓
Central Air	✓	Microwave	✓	Basketball Court		Patio/Balcony	✓	Sewer	✓
Ceiling Fans (not Studio)	✓	Security Locks	✓	Covered Parking	✓	Playground		Garbage	✓
Dish Washer	✓	Washer/Dryer		Clubhouse	✓	Security Gate		Cable	✓
Disposal	✓	W/D Hook-up		Com. Garden		Security Guard		Electricity	✓
Fireplace (most units)	✓	Trash Compactor		Garage		Security Patrols		Gas	
Stove	✓	Refrigerator		Fitness Center	✓	Swim Pool	✓		
				Hot Tub	✓	Tennis Court		Subsidized	✓

Comments: Pets allowed. | Property management: Blvd Residential. | 1 unit is subsidized. | Water, sewer, garbage is a flat fee: 1 bdrm. pays \$50; 2 bdrm. pays \$75.

## City of Citrus Heights Apartment Guide

<b>PROPERTY NAME:</b>	SUNRISE CENTER	<b>DATE</b>	11/2023
<b>ADDRESS</b>	5849 SUNRISE VISTA DR	<b>LAST DATE RENOVATED</b>	2019
<b>MANAGER</b>	Angelica Amezcua	<b>CONDITION</b>	Good
<b>TELEPHONE</b>	961-9653	<b>BLDG. AGE</b>	1971
<b>TOTAL UNITS</b>	170	<b>BLDG. STYLE</b>	Stucco 2-Story



BR/BA	# of UNITS	RENT	SQ. FT.	RENT/SF	VACANT	HANDICAP
1/1	47	\$1,450	775	\$1.87	--	8
2/1	122	\$1,850	875	\$2.11	--	8
3/1	1	\$2,000	950	\$2.11	--	--

Unit Amenities				Project Amenities				Tenant Pays	
Alarms		Furnished		BBQ Area	✓	Laundry Room	✓	Water	
Central Air	✓	Microwave		Basketball Court		Patio/Balcony	✓	Sewer	
Ceiling Fans	✓	Security Locks	✓	Covered Parking	✓	Playground		Garbage	
Dish Washer	✓	Washer/Dryer		Clubhouse	✓	Security Gate		Cable	✓
Disposal	✓	W/D Hook-up		Com. Garden		Security Guard	✓	Electricity	✓
Fireplace		Trash Compactor		Garage		Security Patrols		Gas	
Stove	✓	Refrigerator	✓	Fitness Center	✓	Swim Pool	✓	Internet	✓
				Hot Tub	✓	Tennis Court		Subsidized	

Comments: HCV Section 8 accepted. | \$49/person application fee. | 2 pets allowed, 20 lbs. limit; \$45 per pet per month, \$50 deposit per pet. | WEBSITE: [apts.com](http://apts.com).

## City of Citrus Heights Apartment Guide

<b>PROPERTY NAME:</b>	SUNRISE CREEK	<b>DATE</b>	07/2023
<b>ADDRESS</b>	8317 SUNRISE BLVD	<b>LAST DATE RENOVATED</b>	2023
<b>MANAGER</b>	Lou Goldie	<b>CONDITION</b>	Very Good
<b>TELEPHONE</b>	729-5542	<b>BLDG. AGE</b>	1990
<b>TOTAL UNITS</b>	108	<b>BLDG. STYLE</b>	Wood 2-Story



BR/BA	# of UNITS	RENT	SQ. FT.	RENT/SF	VACANT	HANDICAP
1/1	44	\$1,600	720	\$2.22	0	Yes
2/2	20	\$2,000	1,160	\$1.72	0	8
2/2.5	44	\$2,000	1,031	\$1.94	1	0

Unit Amenities				Project Amenities				Tenant Pays	
Alarms	✓	Furnished		BBQ Area		Laundry Room		Water	✓
Central Air	✓	Microwave	✓	Basketball Court		Patio/Balcony	✓	Sewer	✓
Ceiling Fans	✓	Security Locks	✓	Covered Parking	✓	Playground		Garbage	✓
Dish Washer	✓	Washer/Dryer	✓	Clubhouse	✓	Security Gate	✓	Cable	✓
Disposal	✓	W/D Hook-up		Com. Garden	✓	Security Guard		Electricity	✓
Fireplace	✓	Trash Compactor		Garage	✓	Security Patrols		Gas	✓
Stove	✓	Refrigerator		Fitness Center	✓	Swim Pool	✓		
				Hot Tub	✓	Tennis Court		Subsidized	

Comments: WEBSITE: [sunrisecreekcitrusheights.com](http://sunrisecreekcitrusheights.com).



## City of Citrus Heights Apartment Guide

<b>PROPERTY NAME:</b>	SUNRISE OAKS	<b>DATE</b>	11/2023
<b>ADDRESS</b>	7522 SUNRISE BLVD	<b>LAST DATE RENOVATED</b>	2018
<b>MANAGER</b>		<b>CONDITION</b>	Good
<b>TELEPHONE</b>	723-0100	<b>BLDG. AGE</b>	1985
<b>TOTAL UNITS</b>	84	<b>BLDG. STYLE</b>	Wood 2-Story



BR/BA	# of UNITS	RENT	SQ. FT.	RENT/SF	VACANT	HANDICAP
1/1	44	\$1,525	635	\$2.40	-	1 story access
2/1	16	\$1,725	800	-	-	1 story access
2/2	24	\$1,860	882	\$2.42	-	1 story access

Unit Amenities				Project Amenities				Tenant Pays	
Alarms	✓	Furnished		BBQ Area		Laundry Room		Water	
Central Air	✓	Microwave		Basketball Court		Patio/Balcony	✓	Sewer	
Ceiling Fans	✓	Security Locks	✓	Covered Parking	✓	Playground		Garbage	
Dish Washer	✓	Washer/Dryer	✓	Clubhouse		Security Gate	✓	Cable	✓
Disposal	✓	W/D Hook-up	✓	Com. Garden		Security Guard	✓	Electricity	✓
Fireplace	✓	Trash Compactor		Garage		Security Patrols		Gas	✓
Stove	✓	Refrigerator	✓	Fitness Center		Swim Pool	✓		
				Hot Tub	✓	Tennis Court		Subsidized	

Comments: Pets allowed, 30 lbs. weight limit, no aggressive animals; \$500 pet deposit per pet; \$45 extra rent for up to 2 pets. | Management company: Watt Property. | WEBSITE: sunriseoaksapartments.com.

## City of Citrus Heights Apartment Guide

<b>PROPERTY NAME:</b>	SUNRISE WOOD I	<b>DATE</b>	07/2023
<b>ADDRESS</b>	7911 SUNRISE BLVD	<b>LAST DATE RENOVATED</b>	N/A
<b>MANAGER</b>	Jaime Powell	<b>CONDITION</b>	Good
<b>TELEPHONE</b>	722-3838	<b>BLDG. AGE</b>	1984
<b>TOTAL UNITS</b>	88	<b>BLDG. STYLE</b>	Wood 2-Story



BR/BA	# of UNITS	RENT	SQ. FT.	RENT/SF	VACANT	HANDICAP
1/1	32	\$1,550	724	\$2.14	0	0
2/2	56	\$1,950	945	\$2.06	7	0

Unit Amenities				Project Amenities				Tenant Pays	
Alarms	✓	Furnished		BBQ Area		Laundry Room		Water	✓
Central Air	✓	Microwave		Basketball Court		Patio/Balcony	✓	Sewer	✓
Ceiling Fans	✓	Security Locks	✓	Covered Parking	✓	Playground		Garbage	✓
Dish Washer	✓	Washer/Dryer	✓	Clubhouse	✓	Security Gate		Cable	✓
Disposal	✓	W/D Hook-up		Com. Garden		Security Guard		Electricity	✓
Fireplace	✓	Trash Compactor		Garage		Security Patrols	✓	Gas	✓
Stove	✓	Refrigerator		Fitness Center	✓	Swim Pool	✓		
				Hot Tub	✓	Tennis Court		Subsidized	

Comments: Pets allowed (25 lbs. weight limit); \$500 deposit for 1<sup>st</sup> pet; \$250 for 2<sup>nd</sup> pet (max 2 pets). | Management company: TRI Property Management. | Addressed as 7905-7925 Sunrise Blvd. | WEBSITE: [sunrisewoodapartments.com](http://sunrisewoodapartments.com).

## City of Citrus Heights Apartment Guide

<b>PROPERTY NAME:</b>	SUNRISE WOOD II	<b>DATE</b>	07/2023
<b>ADDRESS</b>	7849 SUNRISE BLVD	<b>LAST DATE RENOVATED</b>	N/A
<b>MANAGER</b>	Jaime Powell	<b>CONDITION</b>	Good
<b>TELEPHONE</b>	722-3838	<b>BLDG. AGE</b>	1989
<b>TOTAL UNITS</b>	80	<b>BLDG. STYLE</b>	Wood 2-Story



BR/BA	# of UNITS	RENT	SQ. FT.	RENT/SF	VACANT	HANDICAP
1/1	32	\$1,575	739	\$2.37	0	0
2/2	48	\$2,000	1,165	\$1.72	3	0

Unit Amenities				Project Amenities				Tenant Pays	
Alarms	✓	Furnished		BBQ Area		Laundry Room		Water	✓
Central Air	✓	Microwave		Basketball Court		Patio/Balcony	✓	Sewer	✓
Ceiling Fans	✓	Security Locks	✓	Covered Parking	✓	Playground		Garbage	✓
Dish Washer	✓	Washer/Dryer	✓	Clubhouse	✓	Security Gate		Cable	✓
Disposal	✓	W/D Hook-up		Com. Garden		Security Guard		Electricity	✓
Fireplace	✓	Trash Compactor		Garage		Security Patrols	✓	Gas	✓
Stove	✓	Refrigerator		Fitness Center	✓	Swim Pool	✓		
				Hot Tub	✓	Tennis Court		Subsidized	

Comments: Pets allowed (25 lbs. weight limit). | Management company: TRI Property Management. | Formerly Sunridge Apartments. | WEBSITE: [sunrisewoodapartments.com](http://sunrisewoodapartments.com).

## City of Citrus Heights Apartment Guide

<b>PROPERTY NAME:</b>	VICTORY VILLAS	<b>DATE</b>	07/2023
<b>ADDRESS</b>	6344 GREENBACK LN	<b>LAST DATE RENOVATED</b>	2009
<b>MANAGER</b>		<b>CONDITION</b>	Good
<b>TELEPHONE</b>	380-8346	<b>BLDG. AGE</b>	1967
<b>TOTAL UNITS</b>	24	<b>BLDG. STYLE</b>	Stucco 2-Story



BR/BA	# of UNITS	RENT	SQ. FT.	RENT/SF	VACANT	HANDICAP
2/1	24	\$1,275	700	\$1.82	0	-

Unit Amenities				Project Amenities				Tenant Pays	
Alarms		Furnished		BBQ Area	✓	Laundry Room	✓	Water	
Central Air	✓	Microwave	✓	Basketball Court		Patio/Balcony		Sewer	
Ceiling Fans	✓	Security Locks		Covered Parking		Playground	✓	Garbage	
Dish Washer	✓	Washer/Dryer		Clubhouse		Security Gate		Cable	
Disposal	✓	W/D Hook-up		Com. Garden		Security Guard		Electricity	
Fireplace		Trash Compactor		Garage		Security Patrols		Gas	
Stove	✓	Refrigerator	✓	Fitness Center		Swim Pool			
				Hot Tub		Tennis Court		Subsidized	

Comments: Unable to connect with complex; information gathered from Website. | Pets allowed. | All units use 6344 Greenback Lane. | \$30 one-time application fee. | Short-term lease available. | WEBSITE: victoryvillas.com.



## City of Citrus Heights Apartment Guide

<b>PROPERTY NAME:</b>	VINTAGE OAKS SENIOR	<b>DATE</b>	07/2023
<b>ADDRESS</b>	7340 STOCK RANCH RD	<b>LAST DATE RENOVATED</b>	2010
<b>MANAGER</b>	Kim Dobbs	<b>CONDITION</b>	Very Good
<b>TELEPHONE</b>	723-2444	<b>BLDG. AGE</b>	1994
<b>TOTAL UNITS</b>	241	<b>BLDG. STYLE</b>	Wood 2-Story



BR/BA	# of UNITS	RENT	SQ. FT.	RENT/SF	VACANT	HANDICAP
1/1	192	\$946-\$1,147	500	\$1.89-\$2.94	1	3
2/1	49	\$1,372	700	\$1.96	1	2

Unit Amenities				Project Amenities				Tenant Pays	
Alarms	✓	Furnished		BBQ Area	✓	Laundry Room	✓	Water	
Central Air	✓	Microwave		Basketball Court		Patio/Balcony	✓	Sewer	
Ceiling Fans	✓	Security Locks	✓	Covered Parking	✓	Playground		Garbage	
Dish Washer	✓	Washer/Dryer		Clubhouse	✓	Security Gate	✓	Cable	✓
Disposal	✓	W/D Hook-up		Com. Garden	✓	Security Guard		Electricity	✓
Fireplace		Trash Compactor		Garage		Security Patrols		Gas	✓
Stove	✓	Refrigerator		Fitness Center		Swim Pool	✓		
				Hot Tub	✓	Tennis Court		Subsidized	✓

Comments: Pets allowed (25 lbs. weight limit, no more than 2). | Age restricted (55 yrs. min.). | Accepts Section 8 vouchers and is a tax credit property. | Rent for 1/1 units is income dependent. | WEBSITE: [vintageoaks@usamfm.com](mailto:vintageoaks@usamfm.com).

## City of Citrus Heights Apartment Guide

<b>PROPERTY NAME:</b>	WALNUT OAKS	<b>DATE</b>	11/2023
<b>ADDRESS</b>	7530 WALNUT AVE. / 8140 THIS WAY	<b>LAST DATE RENOVATED</b>	
<b>MANAGER</b>		<b>CONDITION</b>	Fair
<b>TELEPHONE</b>		<b>BLDG. AGE</b>	
<b>TOTAL UNITS</b>	32	<b>BLDG. STYLE</b>	2-Story



BR/BA	# of UNITS	RENT	SQ. FT.	RENT/SF	VACANT	HANDICAP
2/1.5	32	\$1,875	984	\$1.90	-	-

Unit Amenities				Project Amenities				Tenant Pays	
Alarms		Furnished		BBQ Area		Laundry Room		Water	
Central Air	✓	Microwave		Basketball Court		Patio/Balcony		Sewer	
Ceiling Fans		Security Locks		Covered Parking		Playground		Garbage	
Dish Washer	✓	Washer/Dryer		Clubhouse		Security Gate		Cable	
Disposal		W/D Hook-up		Com. Garden		Security Guard		Electricity	
Fireplace		Trash Compactor		Garage		Security Patrols		Gas	
Stove	✓	Refrigerator	✓	Fitness Center		Swim Pool	✓		
				Hot Tub		Tennis Court		Subsidized	

Comments: Unable to connect with complex; information gathered from Internet. | Dogs and cats allowed; 1 pet limit. | Short-term lease available.

## City of Citrus Heights Apartment Guide

<b>PROPERTY NAME:</b>	WILLOW CREEK	<b>DATE</b>	07/2023
<b>ADDRESS</b>	7400 WILLOWCREEK DR	<b>LAST DATE RENOVATED</b>	
<b>MANAGER</b>	Eileen Brown	<b>CONDITION</b>	Good
<b>TELEPHONE</b>	489-9600	<b>BLDG. AGE</b>	1985
<b>TOTAL UNITS</b>	20	<b>BLDG. STYLE</b>	Wood 2-Story



BR/BA	# of UNITS	RENT	SQ. FT.	RENT/SF	VACANT	HANDICAP
1/1	4	\$1,495	625	\$2.39	0	0
2/1	16	\$1,695	875	\$1.94	4	0

Unit Amenities				Project Amenities				Tenant Pays	
Alarms	✓	Furnished		BBQ Area		Laundry Room	✓	Water	✓
Central Air	✓	Microwave		Basketball Court		Patio/Balcony	✓	Sewer	✓
Ceiling Fans	✓	Security Locks	✓	Covered Parking	✓	Playground		Garbage	✓
Dish Washer	✓	Washer/Dryer		Clubhouse		Security Gate		Cable	✓
Disposal	✓	W/D Hook-up		Com. Garden		Security Guard		Electricity	✓
Fireplace (2 bd units)	✓	Trash Compactor		Garage		Security Patrols		Gas	✓
Stove	✓	Refrigerator	✓	Fitness Center		Swim Pool	✓		
				Hot Tub		Tennis Court		Subsidized	

Comments: Dogs allowed (35 lbs. weight limit) with \$600 deposit; cats allowed with \$500 deposit. No monthly pet rent. | Tenant pays flat rate for water, sewer, garbage—1 bd. pays \$100; 2 bd. pays \$120. | Management company: PMI Management. | WEBSITE: none.

## City of Citrus Heights Apartment Guide

<b>PROPERTY NAME:</b>	WOODGLEN AT THE MEADOWS	<b>DATE</b>	07/2023
<b>ADDRESS</b>	6316 MARIPOSA AVENUE	<b>LAST DATE RENOVATED</b>	
<b>MANAGER</b>	Tracy Knippen	<b>CONDITION</b>	Good
<b>TELEPHONE</b>	726-8464	<b>BLDG. AGE</b>	1984
<b>TOTAL UNITS</b>	88	<b>BLDG. STYLE</b>	Wood 2-Story



BR/BA	# of UNITS	RENT	SQ. FT.	RENT/SF	VACANT	HANDICAP
1/1	28	\$1,500	575	\$2.61	1	-
2/1	32	\$1,625	720	\$2.56	2	1
2/2	28	\$1,725	860	\$2.01	1	0

Unit Amenities				Project Amenities				Tenant Pays	
Alarms	✓	Furnished		BBQ Area		Laundry Room	✓	Water	✓
Central Air	✓	Microwave		Basketball Court		Patio/Balcony (some units)	✓	Sewer	✓
Ceiling Fans	✓	Security Locks	✓	Covered Parking	✓	Playground		Garbage	✓
Dish Washer	✓	Washer/Dryer		Clubhouse		Security Gate	✓	Cable	✓
Disposal	✓	W/D Hook-up		Com. Garden		Security Guard		Electricity	✓
Fireplace		Trash Compactor		Garage		Security Patrols	✓	Gas	✓
Stove	✓	Refrigerator		Fitness Center		Swim Pool	✓		
				Hot Tub	✓	Tennis Court		Subsidized	

Comments: Cats and dogs allowed (breed restrictions); 45 lbs. weight limit; \$500 deposit; \$15 monthly rent per pet. | Management company: Blvd Residential. | Apartments addressed as 6316 Mariposa and Unit #. | Formerly Stonegate. | WEBSITE: themeadowsca.com.



## City of Citrus Heights Apartment Guide

<b>PROPERTY NAME:</b>	WOODSIDE CREEK	<b>DATE</b>	07/2023
<b>ADDRESS</b>	6519 SYLVAN RD	<b>LAST DATE RENOVATED</b>	
<b>MANAGER</b>	Avinash Singh	<b>CONDITION</b>	Very Good
<b>TELEPHONE</b>	721-6777	<b>BLDG. AGE</b>	1985
<b>TOTAL UNITS</b>	52	<b>BLDG. STYLE</b>	Stucco 2-Story



BR/BA	# of UNITS	RENT	SQ. FT.	RENT/SF	VACANT	HANDICAP
1/1	32	\$1,485-\$1,650	690	\$2.15-\$2.39	2	0
2/2	20	\$1,785	968	\$1.84	0	0

Unit Amenities				Project Amenities				Tenant Pays	
Alarms	✓	Furnished		BBQ Area		Laundry Room		Water	✓
Central Air	✓	Microwave	✓	Basketball Court		Patio/Balcony	✓	Sewer	✓
Ceiling Fans	✓	Security Locks	✓	Covered Parking	✓	Playground		Garbage	
Dish Washer	✓	Washer/Dryer	✓	Clubhouse		Security Gate	✓	Cable	✓
Disposal	✓	W/D Hook-up		Com. Garden		Security Guard		Electricity	✓
Fireplace (some units)	✓	Trash Compactor		Garage		Security Patrols		Gas	✓
Stove	✓	Refrigerator		Fitness Center		Swim Pool	✓		
				Hot Tub	✓	Tennis Court		Subsidized	

Comments: Pets allowed; \$300 pet deposit. | WEBSITE: none.

## City of Citrus Heights Apartment Guide

<b>PROPERTY NAME:</b>	SACRAMENTO HOUSING AUTHORITY (SHRA)	<b>DATE</b>	08/2023
<b>ADDRESS</b>	VARIOUS LOCATIONS	<b>LAST DATE RENOVATED</b>	Varies
<b>MANAGER</b>	SHRA	<b>CONDITION</b>	Fair to Good
<b>TELEPHONE</b>	440-1390	<b>BLDG. AGE</b>	Varies
<b>TOTAL UNITS</b>	79	<b>BLDG. STYLE</b>	Varies

<b>Complex Name</b>	<b>Location</b>	<b>Phone No.</b>	<b># of Units</b>
Sierra Hills	6054 Shupe Dr.	962-3679	20
Tiara Terrace	7500 Tiara Way	Unable to find	20
Mariposa Manor	6250 Mariposa Ave.	Unable to find	24
Louis F. Glud Commons	6649 Sunrise Blvd.	Unable to find	15
Cook Ave	7554 Cook Ave.	Unable to find	10

## Apartments in Citrus Heights

Updated February 2025

### Antelope Creek

7840 Antelope Rd. | Citrus Heights, CA 95610 | (916) 726-7447

### Antelope Hills Townhomes

7550 Antelope Rd. | Citrus Heights, CA 95610 | (916) 725-5103

### Antelope Manor Senior

7764 Poplar Ave. | Citrus Heights, CA 95621 | (916) 721-5893

### Antelope Woods

6413 Tupelo Dr. | Citrus Heights, CA 95621 | (916) 729-3652

### Arborelle

8007 Sunrise Blvd. | Citrus Heights, CA 95610 | (916) 725-2266

### Arlo Apartments

6011 Shadow Ln. | Citrus Heights, CA 95621 | (916) 723-9393

### Atwood Apartments

5400 Heritage Tree Ln. | Citrus Heights, CA 95610 | (916) 966-9999

### Birdcage Village

7799 Farmgate Wy. | Citrus Heights, CA 95610 | (916) 966-6636

### Cogir of Stock Ranch (Senior Living)

7418 Stock Ranch Rd. | Citrus Heights, CA 95621 | (916) 725-7418

### Cook Ave

7554 Cook Ave | Citrus Heights, CA 95610

### Copperwood Apartments

7870 Locher Wy. | Citrus Heights, CA 95610 | (916) 721-0990

### Country Lane Apartments

5909 Country Ln. | Citrus Heights, CA 95621 | (916) 692-8255

### Creekside Colony

7951 Kingswood Dr. | Citrus Heights, CA 95610 | (916) 966-2128

### Creekside Estates

6380 Denton Wy. | Citrus Heights, CA 95610 | (916) 725-4100

### The Crest Senior

6650 Crosswoods Cir. | Citrus Heights, CA 95621 | (916) 969-6161

### Crosswood Park

6801 San Tomas | Citrus Heights, CA 95621 | (916) 729-7275

### Cypress Greens

6143 Auburn Blvd. | Citrus Heights, CA 95621 | (916) 495-5388

### Edgewater Apartments

6016 Sunrise Vista Dr. | Citrus Heights, CA 95610 | (916) 891-6437

### Foxborough Apartments

7795 Antelope Rd. | Citrus Heights, CA 95610 | (916) 729-3520

### Foxwood

7453 Sandalwood Dr. | Citrus Heights, CA 95621 | (916) 469-7461

### Greenback Gardens

6231 Burich Ave. | Citrus Heights, CA 95610 | (916) 969-4055

### Greenback Lane

6324 Greenback Ln. | Citrus Heights, CA 95621 | (916) 722-1042

### Greenback Manor

7500 Greenback Ln. | Citrus Heights, CA 95610 | (916) 726-1657

### Greenback Ridge

7566 Greenback Ln. | Citrus Heights, CA 95610 | (916) 725-3197

### Greenback Terrace

6312 Birdcage St. | Citrus Heights, CA 95610 | (916) 721-5575

### Heather Downs

12633 Fair Oaks Blvd. | Citrus Heights, CA 95610 | (916) 723-1601

### Huntington Square

7311 Huntington Sq. | Citrus Heights, CA 95621 | (916) 723-9595

### Legacy Park

8079 Sunrise East Wy. | Citrus Heights, CA 95610 | (916) 967-1778

### Mariposa Oaks

7727 Mariposa Ave. | Citrus Heights, CA 95610

### The Meadows

7677 Greenback Ln. | Citrus Heights, CA 95610 | (916) 726-6626

### Montage

12801 Fair Oaks Blvd. | Citrus Heights, CA 95610 | (916) 722-3898

### The Montelena

7532 Greenback Ln. | Citrus Heights, CA 95610 | (916) 725-3700

### Normandy Park Senior

7575 Madison Ave. | Citrus Heights, CA 95610 | (916) 563-9177

### Oak Creek Village

7747 Greenback Ln. | Citrus Heights, CA 95610 | (916) 729-4115

### The Oaks at Arcade Creek

6544 Auburn Blvd. | Citrus Heights, CA 95621 | (916) 726-6100

### The Oaks at Stock Ranch

6635 Sylvan Rd. | Citrus Heights, CA 95610 | (916) 723-5115

### The Orchard

7969 Madison Ave. | Citrus Heights, CA 95610 | (916) 966-1012

### Paris Apartments

6201 Paris St. | Citrus Heights, CA 95621 | (916) 728-1500

### Pebble Beach Apartments

7944 Pebble Beach Dr. | Citrus Heights, CA 95610 | (916) 863-1636

### The Renaissance

7711 Greenback Ln. | Citrus Heights, CA 95610 | (916) 723-1500

### The Reva Apartments

8123 Sunrise Blvd. | Citrus Heights, CA 95610 | (916) 723-7900

Rindle Ranch Senior Apartments 6546 Auburn Blvd. | Citrus Heights, CA 95621 | (916) 721-1172

### alishan

7541 Ramona Ln. | Citrus Heights, CA 95610 | (916) 726-6300

### Sandalwood Place

7456 Sandalwood Dr. | Citrus Heights, CA 95621

### Shadow Ridge

6111 Shupe Dr. | Citrus Heights, CA 95621 | (916) 723-9500

### Sierra Glen

7321 Auburn Oaks Ct. | Citrus Heights, CA 95621 | (916) 725-0444

### Sierra Oaks

7640 Auburn Blvd. | Citrus Heights, CA 95610 | (916) 722-8553

### Sierra Ridge

7434 Auburn Oaks Ct. | Citrus Heights, CA 95621 | (916) 722-2200

### Sierra Square Apartments

8059 Targa Cir. | Citrus Heights, CA 95610 | (916) 961-0606

### Spring Creek

7761 Greenback Ln. | Citrus Heights, CA 95610 | (916) 721-1847

### Summer Hills

5900 Sperry Dr. | Citrus Heights, CA 95621 | (916) 962-3679

### Summerfield Place

7969 Pebble Beach Dr. | Citrus Heights, CA 95610

### Sunrise Center

5849 Sunrise Vista Dr. | Citrus Heights, CA 95610 | (916) 961-9653

### Sunrise Creek

8317 Sunrise Blvd. | Citrus Heights, CA 95610 | (916) 729-5542

### Sunrise Oaks

7522 Sunrise Blvd. | Citrus Heights, CA 95610 | (916) 723-0100

### Sunrise Wood I

7911 Sunrise Blvd. | Citrus Heights, CA 95610 | (916) 722-3838

### Sunrise Wood II

7849 Sunrise Blvd. | Citrus Heights, CA 95610 | (916) 960-5700 / or Sunrise Wood I at (916) 722-3838

### Victory Villas

6344 Greenback Ln. | Citrus Heights, CA 95621 | (916) 380-8346

### Vintage Oaks Senior

7340 Stock Ranch Rd. | Citrus Heights, CA 95621 | (916) 723-2444

### Walnut Oaks

7530 Walnut Ave. | Citrus Heights, CA 95610

### Willow Creek

7400 Willowcreek Dr. | Citrus Heights, CA 95610 | 489-9600

### Woodglen at the Meadows

6316 Mariposa Ave. | Citrus Heights, CA 95610 | (916) 726-8464

Woodside Creek

6519 Sylvan Rd. | Citrus Heights, CA 95610 | (916) 721-6777