

LEGACY

Villas & Suites

CALIFORNIA
16

MURIETA MARKETPLACE

THE MURIETA INN AND SPA

PROPOSED 24 UNITS | SIX 4-PLEXES
CONTIGUOUS TO THE MURIETA INN & SPA

Colliers



Introducing

LEGACY VILLAS & SUITES

2.04 Acres

APN: 073-0890-0070

Zoned Rural Residential



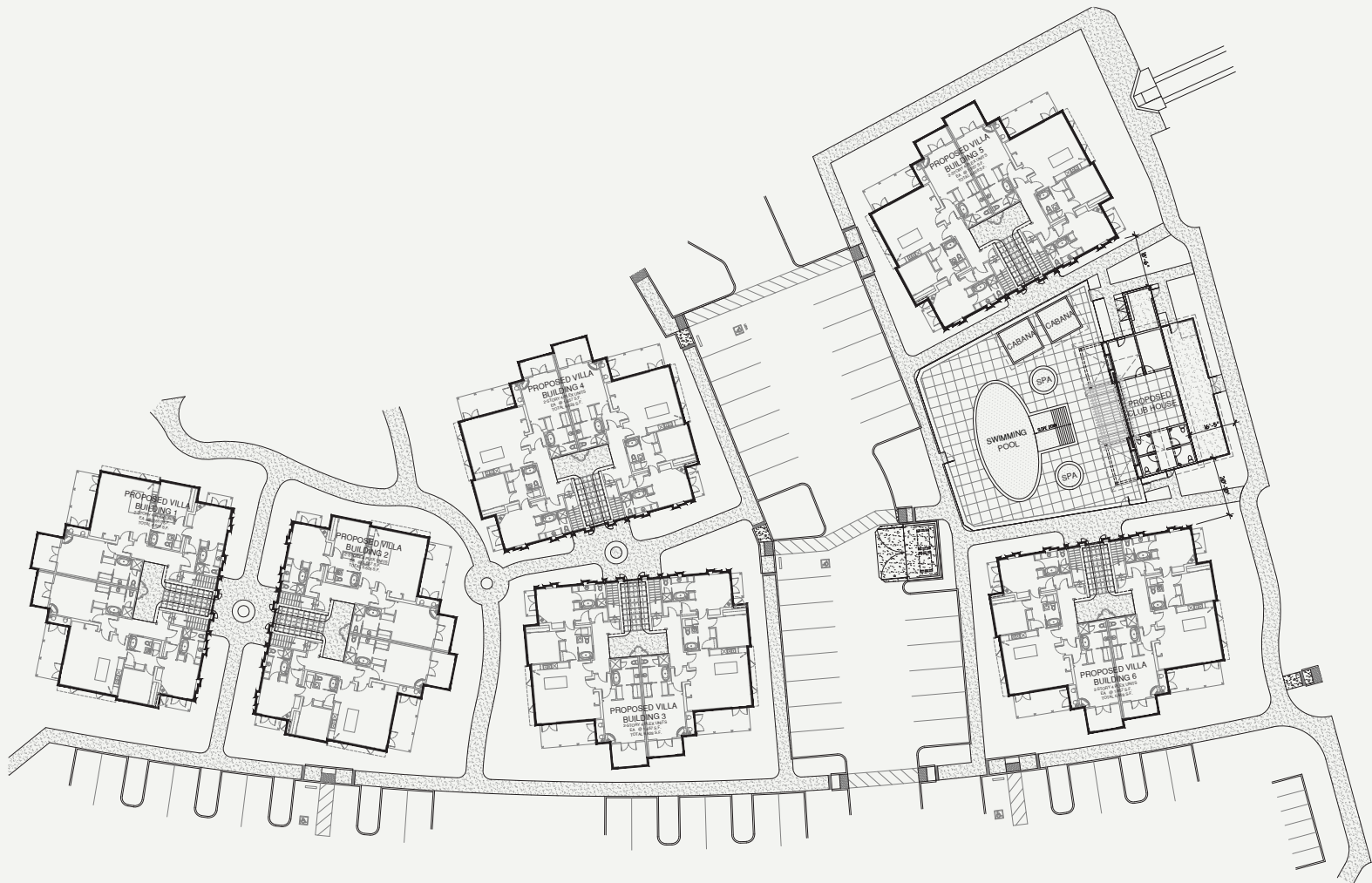
Improved site for six 4-plexes including building plans. Each unit is 3 bed/2 bath consisting of 1,627 square feet with 3 patios on the first-floor units and 3 balconies on the second-floor units.

An owner user/investor could live in one unit and rent out the other three. Potential opportunity to work out a rental agreement with The Murieta Inn & Spa to rent out units on a nightly basis.

ASKING PRICE: \$3,250,000

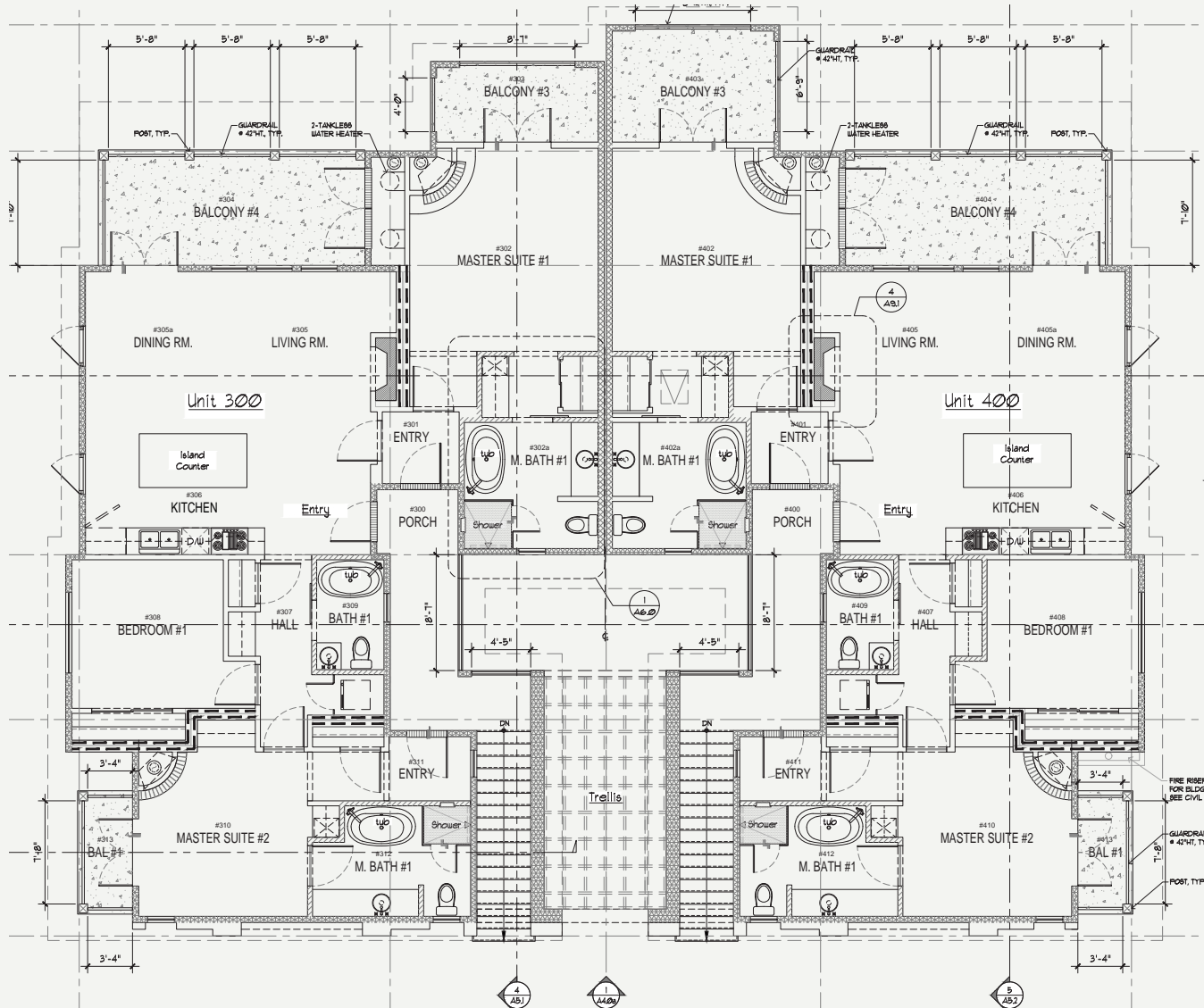
Proposed **SITE PLAN**

The site plan for Legacy Villas & Suites includes six 4-plex buildings with approved plans, thoughtfully designed to maximize both functionality and luxury. The proposed amenities include a clubhouse featuring a swimming pool, two spas, and two cabanas, providing residents with a resort-style living experience that complements the development's premium design.



The floor plan illustrates a multi-unit residential building with four distinct units: Unit 100, Unit 200, Unit 101, and Unit 201. Each unit is designed with a living room, dining room, kitchen, bedrooms, bathrooms, and a master suite. Unit 100 and Unit 200 are located on the left and right sides of the plan, respectively, and each includes a living room, dining room, kitchen, two bedrooms, two bathrooms, and a master suite. Unit 101 and Unit 201 are located in the center of the plan, each including a living room, dining room, kitchen, one bedroom, one bathroom, and a master suite. The plan also shows common areas, including a central hall, stairs, and a data room. Various patios and porches are also shown, along with key features like island counters, 2-tankless water heaters, and fire risers. The plan is labeled with room numbers and includes a north arrow.

Second FLOOR



Location

NEARBY AMENITIES

Rancho Murieta, CA, offers a blend of small-town charm and upscale living, featuring gated communities, a premier golf course, equestrian facilities, and scenic trails. Residents enjoy access to private lakes, parks, and a vibrant community center, fostering an active and connected lifestyle.

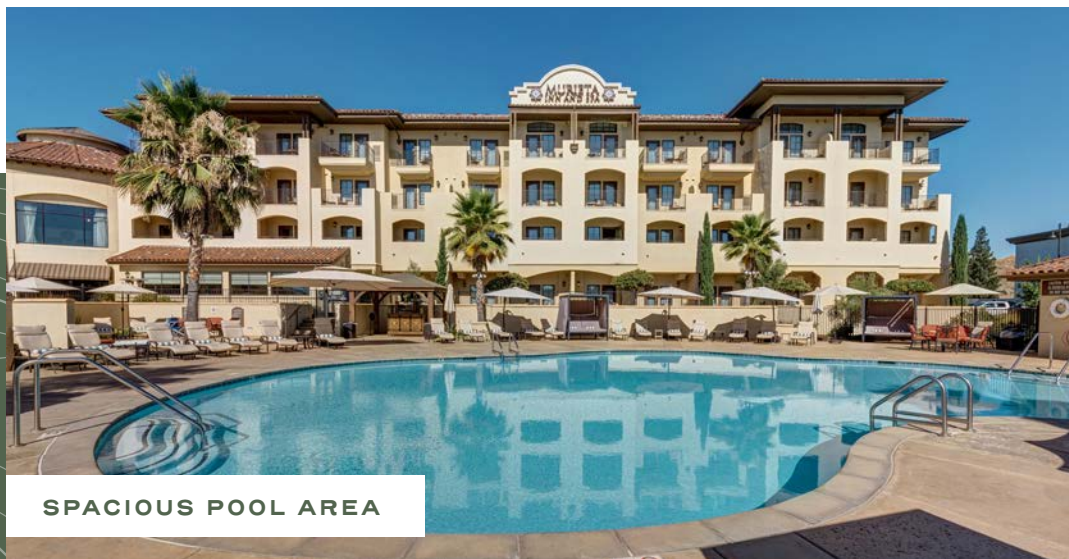


Murieta

INN & SPA

Tucked between the rolling hills of Rancho Murieta and the Sierra Nevadas, Murieta Inn & Spa offers a tranquil retreat.

Just a short drive from Amador wine country and east of Sacramento, our hotel seamlessly combines relaxation with adventure. Experience luxurious accommodations, farm-to-table dining, a serene spa, outdoor pool, private country club access, versatile event spaces, guided outdoor adventures, and family-friendly activities for unforgettable memories.



SPACIOUS POOL AREA



WEDDING VENUE



COUPLES MASSAGE



CONFERENCE CENTER



BOURBON ROOM

Demographics

RANCHO MURIETA

Rancho Murieta, California, is a tranquil, master-planned community in Sacramento County, surrounded by rolling hills and the Cosumnes River. Known for its natural beauty and recreational amenities, it features private golf courses, equestrian facilities, and hiking trails. With gated security and a strong sense of community, it offers a peaceful lifestyle near Sacramento.

	1-MILE	3-MILE	5-MILE
TOTAL POPULATION	1,583	6,354	6,657
HOUSEHOLDS	715	2,638	2,744
MEDIAN HOUSEHOLD INCOME	\$114,465	\$131,986	\$129,881
MEDIAN HOME VALUE	\$606,637	\$647,185	\$648,432
MEDIAN AGE	57.9	55.0	54.7
BACHELOR'S DEGREE OR HIGHER	35.0%	54.1%	52.9%



LEGACY

Villas & Suites

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