

3600 Pride Way, Stockton, CA 95212-2172

Presented By: Shawn R Mileham



LIC: 01271371

Primary: 916-806-5496

shawnguy00@yahoo.com

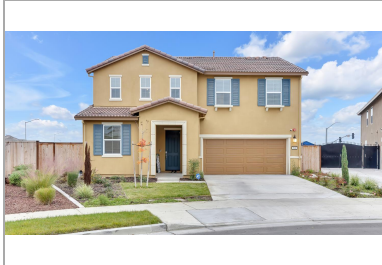
LPT Realty, Inc

LIC: 02248983

10620 Treena Street, Suite 230 San Diego CA 92131

877-366-2213

LP: \$618,900 Status: Active 08/25/26 Beds: 5 Area: 20705 DOM/CDOM: 6/6
 Price/SqFt: \$259.17 SqFt: 2,388 / Assessor Agent-Fill Baths: 3 (3 0) Year Built: 2024 Lot Acres: 0.1666



Pending Date: Days in Escrow:
 Close Date: Close Price:
 CP % LP: Close Price / SqFt:

Special Listing Conditions:
 None

Listing Service:

View All (50)

Map

Mortgage Calculator

Public Remarks

Public Remarks: Exceptional opportunity in North Stockton's desirable Morada area! Located in the newer Cannery Park community, this two-year-old home combines contemporary design, energy efficiency and an unusually large 7,257 sq. ft. lot. The spacious modern kitchen features beautiful Macaubo Gray quartz countertops, rich neutral flooring, an expansive great room seamlessly leading to the kitchen, Open floor plan w/9ft ceilings making it very light-filled, upstairs dedicated laundry, versatile loft, generous workspace, and today's sought-after finishes. A highly desirable downstairs bedroom and FULL bathroom provide excellent flexibility for guests, extended family or a home office. The expansive lot offers tremendous outdoor possibilities and potential for future ADU development, subject to City approval and applicable requirements. Even better - OWNED SOLAR !! transfers with the property in the sale, giving the new owner the benefits of solar without assuming a solar lease. Located within the highly regarded Lodi Unified School District and convenient to shopping, Morada Ranch Shopping Center is walking distance away, services, and major commuter routes right off Highway 99. A unique opportunity for BOTH investors and future owner-occupants! The property is currently tenant-occupied and leased through May 31, 2027 at \$3,250 per month/\$39,000 in scheduled annual rental income. Investors can acquire a newer North Stockton home with income already in place, MAY BE PERFECT FIT FOR 1031 EXCHANGE INVESTOR WHO IS TIRED OF MULTIFAMILY TENANCY OWNERSHIP! While future owner-occupants can purchase now, collect rental income during the remaining lease term and plan for future occupancy following lease expiration, subject to the existing lease and tenant rights. Newer construction, owned solar, a large 7,257 sq. ft. lot, downstairs bedroom and full bath, quartz kitchen and existing rental income all in Cannery Park in the desirable Morada area. A combination that's difficult to duplicate! Tenant rights apply. PLEASE DO NOT DISTURB OCCUPANTS.

Directions

Directions to Property: From Highway 99, exit Morada Ln; head west. Turn right on Holman Rd. Turn right on PFC Jesse Mizener Street, turn left on Allman Dr, turn left on Pride Way

Cross Street: Allman

General Information

Property Subtype: Single Family Residence **Subdivision:**
County: San Joaquin **Subdivision Developer:**
APN: 122-260-32 **Builder Name:**
Zoning: SFR **Builder Model:**
Census Tract: **Subtype Description:** Detached
Elevation: **Architectural Style:**
Lot SqFt (approx) / Source: 7257 / Assessor Agent-Fill **Construction Materials:** Stucco, Wood
Lot Size Dimensions: **Foundation:** Slab
Year Built/Source: 2024 Assessor Auto-Fill

School District (County): San Joaquin **Elementary School District:** Lodi Unified
Middle or Junior School District: Lodi Unified **Senior High School District:** Lodi Unified

Garage Spaces: 2 **Carport Spaces:** **Open Parking Spaces:**
Parking Features: Attached, Garage Facing Front

Disclosures / Restrictions

Disclosures / Documents: **Bonds/Asmts/Taxes:** Unknown
Certified Firewise Community: **County Transfer Tax Rate:**
Firewise Community Name: **City Transfer Tax Rate:**
Home Warranty: Yes **Restrictions:**
Special Zones: **Senior Community:** No
 Pets Allowed:

Interior Information

Stories: 2 **Laundry Features:** Hookups Only, Inside Area, Inside Room

3600 Pride Way, Stockton, CA 95212-2172

Presented By: Shawn R Mileham



LIC: 01271371

Primary: 916-806-5496

shawnguy00@yahoo.com

LPT Realty, Inc

LIC: 02248983

10620 Treena Street, Suite 230 San Diego CA 92131

877-366-2213

Interior Information

Location of Unit:

Levels: Two

Lower Level: Bedroom(s), Dining Room, Family Room, Full Bath (s), Street Entrance, Garage, Kitchen, Living Room

Main Level: Bedroom(s), Living Room, Dining Room, Family Room, Full Bath(s), Garage, Kitchen, Street Entrance

Upper Level: Bedroom(s), Full Bath(s)

Basement:

Basement SqFt:

Living Room Features: Great Room

Dining Room Features: Dining/Living Combo

Family Room Features:

Primary Bedrm Features: Closet, Walk-In Closet

Primary Bathrm Features: Tub w/Shower Over

Bath Features: Tub w/Shower Over

Kitchen Features: Quartz Counter, Kitchen/Family Combo

Appliances: Free Standing Gas Range, Dishwasher, Disposal, Microwave

of Rooms:

Room Type: Dining Room, Great Room

Flooring: Carpet, Tile, Vinyl

Interior Features:

Heating: Central

Cooling: Ceiling Fan(s), Central

Energy Efficient:

Green Building Verification

Type:

Rating:

Body:

Year:

Window Features: Dual Pane Full

of Fireplaces: 0

Security Features:

Other Equipment:

Property Conditions: Original

Land Lease:

Remodeled/Updated: No

Dimensions / Rooms

Dimensions

Living Room:	Dining Room:
Family Room:	Kitchen:
Primary Bedrm:	Bedroom 2:
Bedroom 3:	Bedroom 4:

2nd Unit

ADU/2nd Unit:	No
Rents For:	Bedrooms:
Occupied:	Full Baths:
Kitchen:	Partial Baths:
Private Entrance:	Approx SqFt:
Type:	SqFt Source:
Description:	

Exterior Information

Accessibility Features:

Exterior Features:

Patio and Porch Features:

Fencing: Back Yard, Wood, Fenced

Roof: Tile

Pool: No

Spa:

Other Structures:

Lot Features: Other

Topography:

Frontage Type:

Land Use:

Current Use:

Property Faces:

View Description:

Distance To Public Transportation: 1-2 Miles

Distance To Shopping:

Horse Property: No

Road Responsibility:

Road Surface Type:

Driveway/Sidewalks: Paved Driveway, Paved Sidewalk

Utilities: Public, Sewer In & Connected, Solar

Electric: 220 Volts

Pwr Prod Type: Photovoltaics

Pwr Prod Ownership: Seller Owned

Pwr Prod Desc: Solar On Grid, Solar Panels

Pwr Prod Size:

Pwr Prod Year Install:

Water Source: Public

Irrigation Source: Public District

Sewer: Public Sewer

Association

Association: No

Mandatory:

Fee:

Frequency:

Includes:

Name:

Phone:

of Units:

Features:

3600 Pride Way, Stockton, CA 95212-2172

Presented By:



Shawn R Mileham

LIC: 01271371

 Primary: 916-806-5496

 shawnguy00@yahoo.com

LPT Realty, Inc

LIC: 02248983

 10620 Treena Street, Suite 230 San Diego CA 92131

 877-366-2213

Search Criteria