

# Real Estate Classifi

sacbee.com/homes

sacbee.com/cl



TONY ARIAS

Maritza Berga enjoys walking her dogs Diego and Frida near the river.

## COMMUNITY PROFILE: GREENHAVEN-POCKET

# 'A very engaged' and active community

By Tinka Davi

It's very common to find several members of the same family living in the Greenhaven-Pocket area. Many stay and move around, others leave and come back.

The latter is true of Shane Singh who grew up in the Pocket and attended schools from preschool through Kennedy High. He left for UC Berkeley then returned to Sacramento to study law at McGeorge Law School.

He hung out with friends



Gregory James shows off the result of three hours of fishing off his Jet Ski in the Sacramento River near Garcia Bend.



LIV

M  
GR  
OF

AT P

He hung out with friends and family and finally moved back to the Pocket. "My whole family lives in the neighborhood, my two nephews, mom, brother, sister and an uncle and his family," he said.

Singh, an attorney with Lewis Brisbois Bisgaard & Smith LLP, has always been active in the region. He served as a Sacramento Parks and Recreation commissioner, coached boys competitive soccer, served as president of the Greenhaven Soccer Club and was named Cornel West Alumni of the Year by Kennedy High School for his work with youth and adult soccer. He participated in scouting and is an Eagle Scout.



Just off the freeway on Pocket Road you'll find a sign welcoming you to the Pocket-Greenhaven area.

"It's a very engaged, environmental community neighborhood and folks are active and participate in things."

When shopping at Bel

Air on Rush River Drive, he said he can guarantee he'll run into someone he knows very well.

The community has become older, he said. "When I first started

#### FAST FACTS

**Where:** About 5 miles south of downtown Sacramento

**Size:** 7 square miles

**Population:** 42,052

**County:** Sacramento

running the Greenhaven soccer club, we had about 1,400 players, now there are 400."

"What I like is that the neighborhood does not have that much retail and commercial businesses. The benefit of that is that people who come through the neighborhood usually

SEE PROFILE, PAGE 3

## Taylor Morrison debuts first model homes at highly anticipated Folsom Ranch

Taylor Morrison Home Corp., a leading national homebuilder and developer, will host a model Grand Opening celebration at Azure and Dakota at Folsom Ranch today from 11 a.m. to 4 p.m. The

Grand Opening will feature the "best of summer" fun with light barbecue fare, music, activities and model home tours. Located in Folsom's new and highly anticipated master-planned community, these models offer home shop-

pers the first opportunity to truly experience Folsom Ranch firsthand.

"See how easy living your Trademark can be at Folsom Ranch during our model Grand Opening celebration on Saturday, September 8," said Tim

Hearl, Sacramento division area sales manager for Taylor Morrison. "Featuring the ideal combination of location, design and functionality, Azure and Dakota are conveniently located near the Palladio and Highway 50, and offer a unique opportunity for buyers to be among the very first residents at Folsom Ranch." A total of eight brand-new home

SEE TAYLOR MORRISON, PAGE 2

### CHECK OUT OUR TWO NEW HOME COLLECTIONS:



#### Azure at Folsom Ranch

1,784 - 2,768 sq. ft.  
3 - 5 bedrooms  
2 - 3 bathrooms  
1 & 2-story homes

From the High \$400s



2  
1  
3  
2  
1  
1

#### FindYourTM.com



\*Complimentary refreshments at GO Event while supplies last. All information (including, but not limited to, prices, views, availability, school assignments and ratings, incentives, floor plans, site plans, features, standards and options, assessments and fees, planned amenities, programs, conceptual artists' renderings and community development plans) is not guaranteed and remains subject to change or delay without notice. Maps and plans are not to scale and all dimensions are approximate. Plans may not include upgrades, lot premiums, and upgrades. Floor plans and elevations are an artist's conception, may show upgraded features and are not intended to show specific detailing. Homes subject to prior sale. This is not an offering in any state where prohibited or otherwise restricted by law. No Purchase Agreement may be negotiated or signed by a prospective buyer for the purchase of a home until the Community's applicable Conditional or Final Public Report has been issued by the Department of Real Estate (DRE). Please see a Taylor Morrison Community Sales Manager for details and visit [www.taylormorrison.com](http://www.taylormorrison.com) for additional disclosures. Taylor Morrison Services, Inc., DRE #00963975. © September 2016 Taylor Morrison of California, LLC. All rights reserved. 09/06/16

Join  
SATU  
SEPT  
11AM  
FOO  
FEST  
FOLSO  
SALES  
4312 F  
Folsom  
FROM  
Exit E  
head

## Profile

CONTINUED, FROM PAGE 1

live here, so we don't get a lot of traffic that cuts through here on the way to other neighborhoods or other parts of town. I think it helps to keep it less congested and more peaceful."

"We have a couple of stores and pizza places and the new Delta Shores commercial development has allowed us to go to Walmart, RC Willey and Chick-fil-A without having to drive clear across town."

Reneé Catricala, Realtor with Keller Williams Realty, has lived in the same Greenhaven/Pocket ZIP code since she was 7 and raised her family there.

"My mom's there, my family is there, my kids are in the area."

Catricala is a long-time friend, Singh said.

Catricala said there are many long-term residents in the area and many like it because it's very quiet and there's little traffic. They also like the landscape and the sense of security.

She likes living in the community because "It's clean, there's a low crime rate, and there are many community events including Little League and soccer and an active Elk's Lodge."

"There's something for everyone."

Many Greenhaven/Pocket residents want to live or stay near their parents and relatives and many move within the community.

"People don't leave."

"The big draws are affordability and the proximity to downtown. People are able to get more housing,



The Wells family from nearby Land Park enjoys the day on the Sacramento River after launching in the Greenhaven-Pocket area.

TONY



A soccer game is about to get under way at Garcia Bend Park.

larger lots and slightly larger homes that are more affordable than some other areas."

People don't choose the community for the recreational opportunities, but those things enhance the

area, she said. Homebuyers find that the bike trail, parks, green belts and the access to the river are attractive amenities.

Schools are within the Sacramento City Unified School District and Gene-

vieve Didion (K-8) is a top-ranked school, according to GreatSchools.org.

For shopping, downtown is 10-12 minutes away, the Delta Shores shopping mall is seven minutes and Elk Grove is 12 minutes.

Homes range from Ranch-style, single-level homes to '80s product homes on smaller lots; larger homes in the R lake neighborhood or custom homes near lakes.

Homes in high demand are the single-level preferred by older residents; however, there are attractive two-levels for the



This is one of the homes that Sacramento River.

 Woodside Homes®



Wells family from nearby Land Park enjoys the day on the Sacramento River after launching in the Greenhaven-Pocket area.

TONY ARIAS



Soccer game is about to get under way at Garcia Bend Park.

ger lots and slightly  
ger homes that are more  
fordable than some other  
eas.”  
People don’t choose the  
community for the recre-  
ational opportunities, but  
ose things enhance the

area, she said. Home-  
buyers find that the bike  
trail, parks, green belts and  
the access to the river are  
attractive amenities.  
Schools are within the  
Sacramento City Unified  
School District and Gene-

viewe Didion (K-8) is a  
top-ranked school, accord-  
ing to GreatSchools.org.  
For shopping, downtown  
is 10-12 minutes away, the  
Delta Shores shopping  
mall is seven minutes and  
Elk Grove is 12 minutes.

Homes range from '70s  
Ranch-style, single-level  
homes to '80s production  
homes on smaller lots to  
larger homes in the River-  
lake neighborhood and  
custom homes near two  
lakes.

Homes in high demand  
are the single-level pre-  
ferred by older residents,  
however, there are attrac-  
tive two-levels for those

who prefer larger homes.  
A number of senior,  
assisted-living residences  
are a big draw for those  
who want their parents to  
be close by.

Currently 54 homes are  
on the market and range  
from \$350,000 up to \$1.1  
million. The average price  
is \$475,000.

“The demand is for  
homes under \$400,000 and  
we are seeing multiple  
offers on certain proper-  
ties. Buyers are price con-  
scious. They do a lot of  
homework and they know  
the inventory,” Catricala  
said.

“Appreciation will be 2  
or 3 percent over the next  
year, but I think it will  
stabilize. Interest rates are  
a little higher, but that  
doesn’t seem to be stop-  
ping folks.”

Will Singh and Catricala  
ever leave the area?

“I really am a product of  
the community,” Singh  
said. “I grew up here and I  
came back.”

“I feel it’s so comfortable  
for me and it just feels  
right,” Catricala said. “I  
love the area.”

Tinka Davi is a freelance writer and  
editor based in Folsom.



This is one of the homes that sits along the levee and has views of the Sacramento River.

dside Homes®

CALL TO LEARN MORE