

REAL ESTATE

Saturday, November 8, 2014 | The Sacramento Bee | SPECIAL ADVERTISING SECTION | >> sacbee.com/homes

COMMUNITY PROFILE: EAST SACRAMENTO



Visitors enjoy the Rose Garden in McKinley Park.

Ed Andersen

READY ... SET ... BUILD

New projects planned for the area

By Tinka Davi

Changes are coming to East Sacramento. Two new-home projects, McKinley Village and Sutter Park Neighborhood, are planned for the area. However, neither will be ready for sales or move-ins for several months.

McKinley Village from The New Home Company will be on a 48-acre site adjacent to the existing East Sacramento neighborhood and McKinley Park. The urban village will have 336 homes.

Groundbreaking and site work has started with models expected to be ready in mid- or late-summer, said Kevin Carson, Northern California president of The New Home Company.

There will be five different villages or home styles that are geared for different lifestyles including single professionals, young couples, families and people who are downsizing, Carson said.

"I see a variety of demographics in that area."

All homes will have the character and architecture of existing homes in East Sacramento. Villages will be named The Commons, The Courts, Cottage Green, The Park Homes and Parkside Flats.

"It will be different than just a regular subdivision," he said.

McKinley Village will be close to services, shops and schools and will have its own recreation center, swimming pool and trails.

"We want to become part of the East Sacramento fabric," Carson said. "People can ride



Burr's Fountain, left, and 33rd Street Bistro, above left, both located on Folsom Boulevard, are popular spots to eat in East Sacramento.

Profile

FROM PAGE 1

bicycles from the Fabulous '40s to McKinley Village."

Sutter Park Neighborhood will be built on the existing Sutter Memorial Hospital when the hospital closes.

That date hasn't been determined, but depends on when medical services at the East Sacramento hospital are moved to Sutter Medical Center in midtown, said Lisa Schmidt, executive director of the East Sacramento Chamber of Commerce.

"The project is on the runway but hasn't been given the OK to take off," Schmidt said. "It's like trading homes for the hospital."

Realtor Liz Edmonds of Lyon Real Estate said that there will be 100 to 125 homes that will reflect the architecture in East Sacramento.

Home styles will include traditional park homes, row homes, cottages and mixed-use housing over retail shops, according to the Sutter Park Neighborhood website.

The project is by Stone-Bridge Properties, a subsidiary of Teichert Land Co.

East Sacramento architectural styles vary from small homes to mansions.

The community developed as people moved from downtown out toward the American River, Edmonds said.

Development began in the 1890s when the Sacramento Electric Power and Light Company extended its street-car tracks east.

In 1911, the area was annexed to Sacramento and, in 1914, construction of homes, many by the architectural team of Dean and Dean, began in the Fabulous '40s, bounded by J Street and Folsom Boulevard from 38th to 47th streets. Its most famous resident was former President Ronald Reagan, who lived on 45th Street when he was California's governor.

Many residents today grew up in the neighborhood or are now living in their family homes, said interior designer Janice



Ed Andersen

Kids play soccer at East Portal Park, located at 51st and M streets.



Currently there are 79 active listings in East Sacramento such as this home on 44th Street, above, and, top, at 47th and J streets.

Stone Thomas of StoneWood Designs.

"There's a lot of spirit in the homes, something that residents nurture and pass on," she said.

In East Sacramento, "there were turn-of-the-century homes - bungalows, Victorians and mansions. Post-World War II, people came in and built in areas stretching

out to the river after the levee was built," Edmonds said.

"Some of the tired, old homes have been torn down and new ones have been built that match the architecture of the area."

The homes built in the '20s and '30s are handsome structures, Edmonds said.

"I love them. There's some-

thing about the beauty of that style; it's very comfortable."

Home prices vary. Currently there are 79 active listings in East Sacramento with five homes priced at over \$1 million and 32 pending sales. The average price is \$609,930; average price per square foot is \$325.

Since April, 201 homes have sold, 15 of them for over \$1 million, Edmonds said.

People like the easy commute downtown and easy access to the freeways, Edmonds said.

They also like the proximity to such places as Burr's Fountain, Formoli's Bistro and the 33rd Street Bistro. It's like a neighborhood restaurant where everybody knows each other, Edmonds said.

Residents also appreciate the landmarks in East Sacramento - McKinley Park, the Rose Garden and the Clunie Community Center and library.

Schmidt likes the lifestyle and her neighborhood.

"It's a mix of older people and younger families."

She also appreciates the proximity to downtown Sacramento and places to eat and shop.

"Our little neighborhood now has a cheesemonger," she said.

That's The Cultured and The Cured, a cheese and charcuterie shop on J Street.

Another new shop is Liquidology, a popular pressed-juice stall at the Farmers Market that will open on H Street, she said.

"Our neighborhood can sustain a boutique store that basically sells cheese and now is able to have a store focused on fresh juices."

Some shop owners are joining forces to create interest in each other's stores. One is Cabana Winery and Bistro on Elvas Avenue near the JAYJAY Gallery. Others are the fashion shops, such as Krazy Mary's Boutique, Schmidt said.

"They're staying open in the evening like second Saturday art galleries and reminding people that they can shop in the area," she said. "Some people don't realize that we have pockets of shopping areas."

East Sacramento has 10,700 homes with home-styles that can accommodate different family sizes and financial needs, Schmidt said.

"That's what I think is so wonderful; there are so many possibilities."

She sees many families who are active in the PTA and the library and who use the parks.

"Many fathers are very active in their children's schools and there are all types of cultures and backgrounds in our neighborhood. It's pretty widespread," she said.

"There are so many fabulous amenities in East Sacramento. I can walk to my doctor at Mercy Hospital; I can walk to Formoli's Bistro and I'm grateful."

When she gets calls asking her about the community, Schmidt said that reminds her of all the happy things in her neighborhood.

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

THANK YOU FOR VETERANS, WI

DON'T LET YOUR BEN ZERO DOWN 10 \$475,950 MA