

595 E Augusta St, Woodbridge, CA 95258-9157

Presented By: **Shawn R Mileham**

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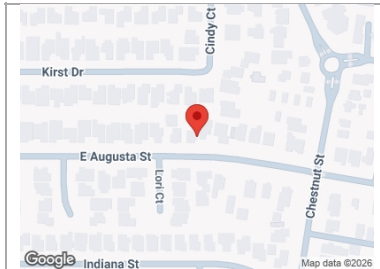
LPT Realty, Inc

LIC: 02248983

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877-366-2213

LP: ↓ \$584,950 **Status:** Active 05/07/26 **Beds:** 2 **Area:** 20901 **DOM/CDOM:** 21/21
Price/SqFt: \$541.12 **SqFt:** 1,081 / Assessor Auto-Fill **Baths:** 2 (1 1) **Year Built:** 1955 **Lot Acres:** 0.1582



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

Special Listing Conditions:
None

Listing Service:

[View All \(59\)](#)[Map](#)[Mortgage Calculator](#)

Public Remarks

Public Remarks: Spectacular 2 homes on 1 lot!! Front home is a 2 Bedroom 1 and 1/2 Bath. Large living room flowing into a spacious kitchen with quartz counters, soft close shaker cabinets, a eating bar & a farm house sink. Inside laundry. Plantation shutters across front of home. The living room and all bedrooms have ceiling fans & a whole house fan. Tankless hot water heater & leased solar. LVP throughout the home. The 2nd home (ADU) is a 1 bedroom & 1 bath home with 9 foot ceilings & a open concept Kitchen & Living room, LVP throughout home. Whole house fan. Kitchen has shaker cabinet & quartz counters & farm house sink. Bedroom & living room Have ceiling fans & mini split units for heat & air. Inside laundry closet for stack washer & dryer. ADU is all electric & has paid solar on the roof. A Large yard between front home and back ADU. which includes numerous fruit trees Red-haven Peach, Donut Peach, Flavortop Nectarine, Santa Rosa Plum & Harcot Apricot. 8 X 12 tough shed & a small metal shed included for outdoor storage. Auto drip in front yard. Auto drip in some areas in the back yard. Front home was taken to studs approx. 6 years ago & ADU was built approx. 5 years ago.

Directions

Directions to Property: TAKE TURNER RD TO CHESNUT GO NORTH AND THEN GO LEFT (WEST) ON AUGUSTA ST.

Cross Street: CHESNUT ST

General Information

Property Subtype:	2 Houses on Lot	Subdivision:	
County:	San Joaquin	Subdivision Developer:	
APN:	015-340-65	Builder Name:	
Zoning:	NEC	Builder Model:	
Census Tract:	41.05	Subtype Description:	Detached
Elevation:		Architectural Style:	Bungalow
Lot SqFt (approx) / Source:	6891 / Assessor Auto-Fill	Construction Materials:	Frame
Lot Size Dimensions:		Foundation:	Raised,Slab
Year Built/Source:	1955 / 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: 0 **Carpport Spaces:**

Open Parking Spaces:

Parking Features: No Garage,Attached


Disclosures / Restrictions

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

Interior Information

Stories:	1	Laundry Features:	Laundry Closet,See Remarks
Location of Unit:		Flooring:	Luxury Vinyl Plank,Wood
Levels:	One	Interior Features:	
Lower Level:		Heating:	Central
Main Level:	Bedroom(s),Living Room,Full Bath(s),Partial Bath(s),Kitchen,Street Entrance	Cooling:	Ceiling Fan(s),Central
Upper Level:		Energy Efficient:	

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Interior Information

Basement:
Basement SqFt:
Living Room Features: Other
Dining Room Features: Dining Bar,Space in Kitchen
Family Room Features:
Master Bedroom Features:
Master Bathroom Features:
Bath Features: Shower Stall(s)
Kitchen Features: Quartz Counter
Appliances: Free Standing Gas Range,Ice Maker,Dishwasher,Disposal,Microwave,Plumbed For Ice Maker,Tankless Water Heater
of Rooms:
Room Type:

Green Building Verification
Type:
Rating:
Body:
Year:

Window Features:
of Fireplaces: 0
Security Features:
Other Equipment:
Property Conditions: Updated/Remodeled
Land Lease:
Remodeled/Updated: Yes Bath 0-5YR,Other-Rmks 0-5YR,Bed 0-5YR,Kitchen 0-5YR

Dimensions / Rooms

Dimensions		2nd Unit	
Living Room:	Dining Room:	ADU/2nd Unit:	Yes
Family Room:	Kitchen:	Rents For:	Bedrooms: 1
Master Bedroom:	Bedroom 2:	Occupied:	Yes Full Baths: 1
Bedroom 3:	Bedroom 4:	Kitchen:	Yes Partial Baths: 0
		Private Entrance:	Yes Approx SqFt: 520
		Type:	ADU Detached SqFt Source: Owner
		Description:	ADU 1 Bedroom

Exterior Information

Accessibility Features:
Exterior Features:
Patio and Porch Features: Front Porch
Fencing: Back Yard,Metal,Electric,Wood
Roof: Composition
Pool: No
Spa: No
Other Structures: Shed(s),Other
Lot Features: Auto Sprinkler Front,Curb(s)/Gutter(s),See Remarks,Low Maintenance
Topography: Level
Frontage Type:
Land Use:
Current Use:
Property Faces:
View Description:

Distance To Public Transportation:
Distance To Shopping:
Horse Property: No
Road Responsibility:
Road Surface Type:
Driveway/Sidewalks: Circular
Utilities: Public,Sewer Connected,Solar
Electric: 220 Volts in Laundry
Pwr Prod Type:
Pwr Prod Ownership:
Pwr Prod Desc:
Pwr Prod Size:
Pwr Prod Year Install:
Water Source: Public
Irrigation Source: None
Sewer: Public Sewer

Association

Association: No
Fee:
Includes:
Mandatory:
Frequency:

Name:
Phone:
of Units:
Features:

Search Criteria